

HOUSING AUTHORITY OF THE COUNTY OF BUTTE (HACB)

Board of Commissioners Meeting

2039 Forest Avenue
Chico, California 95928

MEETING AGENDA

November 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/869165525>

You can also dial in using your phone.

Access Code:

869 165 525

United States (Toll Free):

[1 877 309 2073](tel:18773092073)

United States:

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

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

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

NEXT RESOLUTION NO. 4976

ITEMS OF BUSINESS

1. ROLL CALL

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2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

3.1 Minutes for the meeting of October 16, 2025

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$434,928.95
3.2.2	Landlords –	\$2,102,168.57
3.2.3	Payroll –	\$148,881.55

3.3 Financial Statements

3.4 Section 8 Housing Choice Voucher Program

3.5 Property Vacancy Report

3.6 Public Housing

3.7 Construction Projects

3.8 Capital Fund Improvement Projects

3.9 Farm Labor Housing Report

3.10 HACB Owned Properties

3.11 Tax Credit Properties

3.12 Family Self Sufficiency

3.13 Rental Assistance Programs

3.14 Quarterly Investment Reports/Reserves Analysis

3.15 2026 Board Meeting Calendar including modified Board meeting dates: July 23 and October 22, 2026

4. CORRESPONDENCE

4.1 Email: NAHRO Direct News: Congress Passes Clean CR, Ending Longest Shutdown in History

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Family Self-Sufficiency (FSS Graduate) – Recognition of FSS Graduate Abram Galvan.

Recommendation: Resolution No. 4976

- 5.2 Section 8 Management Assessment Plan (SEMAP) – Approve SEMAP submission for HUD.

Recommendation: Resolution No. 4977

- 5.3 Public Housing Flat Rents – Adopt 2026 Public Housing Flat Rents.

Recommendation: Resolution No. 4978

- 5.4 HACB Write-Offs – Approval of HACB Write-Offs: Uncollectable Accounts Receivable.

Recommendation: Resolution No. 4979

- 5.5 Park Place Apartments, Oroville – Authorization of Construction Contract Site Improvements Project.

Recommendation: Resolution No. 4980

- 5.6 Recognition of Community Member – Acknowledging Kathy McKenzie's and the Mi C.A.S.A. after school program at Gridley Farm Labor Housing.

Recommendation: Resolution No. 4981

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

9. REPORTS FROM COMMISSIONERS

10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION

- 11.1 Pursuant to California Government Code 54956.8: Conference with real estate negotiator.

Property located at: Evanswood Apartments, Oroville, CA

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12. COMMISSIONERS' CALENDAR

- **Celebrating 25 Years of Mi C.A.S.A. Friday, November 21, 2025**
- **HACB Holiday Luncheon Monday, December 15, 2025**
- **Next Meeting December 18, 2025**
- **Save the Date: January 25-27, 2026 NorCal/Nevada NAHRO 2026 Annual Conference, Napa, CA**

13. ADJOURNMENT

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

**MEETING MINUTES OF
October 16, 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 2:00p.m.

1. ROLL CALL

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

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

Others Present: Marco Cruz, CFO Consultant and Ginny Riley, Senior Accountant

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Commissioner Crowe moved that the Consent Calendar be accepted as presented. Commissioner Richter seconded. The approval of the consent calendar is without a financial report however a narrative regarding the status of the financials was provided. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

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5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 HACB Audit – Marco Cruz, CFO consultant presented the HACB Wide Audited Financial Statements for FYE September 30, 2024 for approval. Mr. Cruz provided a very comprehensive and educational narrative in regards to the audit. The auditors gave an unmodified opinion for both the agencies financial statements and compliance over internal controls. Highlights in the audit include an ending net position of \$34.9 million, which is over a \$2 million increase from the prior year. Additionally, cash increased by \$1.5 million. There were multiple findings listed on the audit from 2024 and open findings dating back to 2021-23. These findings were due to internal controls, audit processes and timely findings. Mr. Cruz shared that these issues are currently being addressed and moving in the right direction. He also emphasized that FYE 2025 is still in clean up mode, and re-assured all present that another late submission should not happen. Motion is recommended to accept the FYE 2024 Audit report as presented.

MOTION

Commissioner Richter moved motion to accept FYE 2024 Audit Report as presented. Commissioner Crowe seconded. The vote in favor was unanimous.

- 5.2 Capitalization Policy – An update to the Capitalization Policy is recommended. The OMB revised guidance on October 1, 2024 and there were significant changes made which include; Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards. Most importantly the Capitalization threshold was raised from \$5,000 to \$10,000. It is recommended that the HACB follow the Uniform Guidelines as the agency is primarily federally funded. Adoption of the policy would be retroactively effective to October 1, 2024.

RESOLUTION NO. 4974

Commissioner Coy moved that Resolution No. 4974 be adopted by reading of title only: “ADOPTION OF CAPITALIZATION POLICY”. Commissioner Richter seconded. The vote in favor was unanimous.

- 5.3 Family Self-Sufficiency (FSS Graduate) - Ms. Smith enrolled in the FSS program in October of 2018 as a HUD-VASH participant. She obtained employment as an Uber driver. Ms. Smith continues to maintain progress towards self-sufficiency and stability. Ms. Smith graduates the FSS program having secured \$11,945.28 in escrow funds.

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RESOLUTION NO. 4975

Commissioner Crowe moved that Resolution No. 4975 be adopted by reading of title only: “RECOGNITION OF FSS GRADUATE VICKI SMITH”. Commissioner Richter seconded. The vote in favor was unanimous.

8. SPECIAL REPORTS

NAHRO 2025 National Conference and Exhibition September 28-30, 2025 Phoenix, AZ – Executive Director Larry Guanzon and Deputy Executive Director Tamra Young attended the conference in Phoenix. Executive Director Guanzon shared that he attended the sessions on RAD. Deputy Director Young expressed that this conference is her favorite conference as there are many opportunities for networking and enjoys the team building and relationship building it provides.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS’ CALENDAR

- **Next Meeting: Thursday, November 20, 2025**
- **Celebrating 25 Years of Mi C.A.S.A., Friday, November 21, 2025**
- **Save the date: HACB Holiday Luncheon Monday December 15, 2025**
- **Save the Date: January 25-27, 2026 NorCal/Nevada NAHRO 2026 Annual Conference, Napa, CA**

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13. ADJOURNMENT

The meeting was adjourned at 3:09 p.m.

Dated: October 16, 2025.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

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

Check Date	Check #	Vendor	Total Amount
10/20/2025	3	v0004254 - Lava Ridge Apartments	0.00
10/9/2025	4524	v0000006 - Biggs Municipal Utilities	3,112.41
10/9/2025	4525	v0000007 - CITY OF CHICO (22332) (FUEL)	693.12
10/9/2025	4526	v0000010 - California Water Service - Oroville	1,789.48
10/9/2025	4527	v0000011 - California Water Service - Chico	97.06
10/9/2025	4528	v0000017 - EAGLE SECURITY SYSTEMS	127.38
10/9/2025	4529	v0000031 - PG&E	621.93
10/9/2025	4530	v0000031 - PG&E	1,927.47
10/9/2025	4531	v0000031 - PG&E	34.93
10/9/2025	4532	v0000031 - PG&E	6,859.90
10/9/2025	4533	v0000031 - PG&E	65.74
10/9/2025	4534	v0000031 - PG&E	110.35
10/9/2025	4535	v0000057 - OPER. ENG. LOCAL #3	748.00
10/9/2025	4536	v0000140 - COMCAST CABLE	450.41
10/9/2025	4537	v0000169 - City of Oroville	131,831.40
10/9/2025	4538	v0000241 - WASTE MANAGEMENT	1,830.46
10/9/2025	4539	v0000309 - Illustratus	285.43
10/9/2025	4540	v0000380 - Staples Business Credit	279.88
10/9/2025	4541	v0000387 - Electric Eel, Inc.	128.20
10/9/2025	4542	v0000401 - Plan B Professional Answering Services	144.80
10/9/2025	4543	v0000428 - Adecco Employment Services	2,816.00
10/9/2025	4544	v0000474 - Advanced Document	238.20
10/9/2025	4545	v0000599 - Access Information Holdings, LLC.	98.11
10/9/2025	4546	v0000669 - ROTO-ROOTER OROVILLE	155.00
10/9/2025	4547	v0000679 - SAM'S DOOR SHOP	926.44
10/9/2025	4548	v0000723 - Basis Architecture & Consulting, Inc.	7,550.00
10/9/2025	4549	v0000773 - Clean Master	2,664.00
10/9/2025	4550	v0000795 - Richard's North State Pest Mgmt (dba)	1,654.50
10/9/2025	4551	v0000801 - Chico Turf Plus, LLC	710.00
10/9/2025	4552	v0000814 - Bull's Eye Windshield Repair&Replacement	392.63
10/9/2025	4553	v0000863 - Nor-Cal Landscape Maintenance dba	14,485.00
10/9/2025	4554	v0004614 - City of Chico (Sewer)	1,841.98
10/9/2025	4555	v0004614 - City of Chico (Sewer)	34.46
10/9/2025	4556	v0004637 - Ferguson US Holdings, Inc. (HVAC)	25.08
10/9/2025	4557	v0004653 - Jessee Heating & Air Conditioning	315.00
10/9/2025	4558	v0004733 - Bowman & Company, LLP.	27,500.00
10/9/2025	4559	v0004827 - Verdant Commercial Capital LLC	273.13
10/15/2025	4560	v0000308 - Knockout Collision Repair	3,402.92
10/23/2025	4561	b0013662 - Razor	97.96
10/23/2025	4562	t0068556 - White	333.00
10/23/2025	4563	t0068788 - Johnson	370.72
10/23/2025	4564	v0000004 - CHWCA	467.48
10/23/2025	4565	v0000010 - California Water Service - Oroville	318.61
10/23/2025	4566	v0000010 - California Water Service - Oroville	189.03
10/23/2025	4567	v0000010 - California Water Service - Oroville	7,606.60
10/23/2025	4568	v0000014 - Gridley Municipal Utilities	1,576.59
10/23/2025	4569	v0000031 - PG&E	39.94
10/23/2025	4570	v0000031 - PG&E	19.89
10/23/2025	4571	v0000031 - PG&E	2,870.22
10/23/2025	4572	v0000031 - PG&E	50.88
10/23/2025	4573	v0000031 - PG&E	9.96
10/23/2025	4574	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,903.85
10/23/2025	4575	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	1,976.02
10/23/2025	4576	v0000082 - ENTERPRISE-RECORD	1,043.26
10/23/2025	4577	v0000108 - AT&T	91.15

10/23/2025	4578	v0000140 - COMCAST CABLE	1,188.48
10/23/2025	4579	v0000185 - Warren Asbestos Abatement Cont., Inc.	6,848.75
10/23/2025	4580	v0000206 - JACKSON'S GLASS CO, INC.	296.15
10/23/2025	4581	v0000235 - HD Supply Facilities Maintenance, Ltd.	314.15
10/23/2025	4582	v0000276 - Scrubbs, Inc.	50.00
10/23/2025	4583	v0000312 - Unum Life Insurance Company	814.14
10/23/2025	4584	v0000312 - Unum Life Insurance Company	604.03
10/23/2025	4585	v0000357 - Yuba City	104.00
10/23/2025	4586	v0000402 - US Bank	332.80
10/23/2025	4587	v0000428 - Adecco Employment Services	2,816.84
10/23/2025	4588	v0000459 - E Center	310.22
10/23/2025	4589	v0000469 - Thermalito Irrigation	1,132.10
10/23/2025	4590	v0000554 - GreatAmerica Financial Services	202.50
10/23/2025	4591	v0000592 - Neal Road Recycling & Waste	109.29
10/23/2025	4592	v0000669 - ROTO-ROOTER OROVILLE	625.00
10/23/2025	4593	v0000680 - MAINTENANCE PLUS	194.80
10/23/2025	4594	v0000786 - Batteries Plus Bulbs	69.94
10/23/2025	4595	v0000806 - Cypress Dental Administrators	2,916.06
10/23/2025	4596	v0000814 - Bull's Eye Windshield Repair&Replacement	451.03
10/23/2025	4597	v0000879 - GUZI-WEST Inspection and Consulting. LLC	3,170.39
10/23/2025	4598	v0000886 - Candelario Ace Hardware dba	40.03
10/23/2025	4599	v0000888 - Sarah Richter	50.00
10/23/2025	4600	v0000903 - Chico Auto Care / Ace Radiator	563.48
10/23/2025	4601	v0004549 - Randy Coy	50.00
10/23/2025	4602	v0004637 - Ferguson US Holdings, Inc. (HVAC)	12.41
10/23/2025	4603	v0004653 - Jesse Heating & Air Conditioning	515.00
10/28/2025	4605	b0093783 - Valadez	115.17
10/30/2025	4606	v0000031 - PG&E	389.00
10/3/2025	100433	v0001741 - Everett	1,018.00
10/3/2025	100434	v0003020 - Palo Verde Apartments LLC	815.00
10/3/2025	100435	v0003139 - CAA North Point Chico LP	1,259.00
10/3/2025	100436	v0003960 - Chico Housing Action Team	3,340.00
10/3/2025	100437	v0003988 - Elle Property Management Solutions	269.00
10/3/2025	100438	v0004575 - North Creek Crossings	784.00
10/3/2025	100439	v0004819 - Raul J Ramirez	1,652.00
10/9/2025	100445	v0000155 - Susanne Kemp	122.93
10/9/2025	100446	v0000159 - Tamra C. Young	196.80
10/9/2025	100447	v0000159 - Tamra C. Young	232.00
10/9/2025	100448	v0000821 - Golden State Risk Management Authority	37,710.00
10/9/2025	100449	v0004479 - Netsys Systems, Inc.	140.00
10/9/2025	100450	v0004847 - BDO USA, P.C.	4,486.25
10/9/2025	100451	v0004872 - Ginny Riley	232.00
10/15/2025	100452	v0001741 - Everett	637.00
10/23/2025	100453	v0000159 - Tamra C. Young	123.13
10/23/2025	100454	v0000724 - ED MAYER	833.64
10/23/2025	100455	v0000807 - David Pittman	50.00
10/23/2025	100456	v0000890 - Robert R Crowe	50.00
10/23/2025	100457	v0004526 - VSP Vision Care	544.85
10/23/2025	100458	v0004543 - Joseph Young	323.00
10/23/2025	100459	v0004869 - Elevates Consulting LLC	9,481.50
10/23/2025	100460	v0004871 - JP Bath Refinishers	750.00
10/23/2025	100461	v0004872 - Ginny Riley	118.72
10/9/2025	457653	v0004576 - Aflac	866.62
10/15/2025	1113704	v0000799 - Benefit Resource, Inc.	175.00
10/3/2025	3018404	v0000059 - CalPERS	40,032.08
10/3/2025	3018405	v0000059 - CalPERS	12,729.42
10/3/2025	3018406	v0000059 - CalPERS	6,237.43
10/3/2025	3018407	v0000059 - CalPERS	433.17
10/3/2025	3018416	v0000059 - CalPERS	315.00

11/6/2025 12:17 PM

10/27/2025	3035019	v0000059 - CalPERS	315.00
10/20/2025	3178238	v0000891 - Paylocity	1,528.48
10/27/2025	3305017	v0000059 - CalPERS	19,137.09
10/3/2025	563978294	v0000181 - Empower	1,495.00
10/27/2025	575254633	v0000181 - Empower	1,495.00
TOTAL			410,399.83

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

Check Date	Check #	Vendor	Total Amount
10/1/2025	2947	v0000011 - California Water Service - Chico	28.00
10/1/2025	2948	v0000014 - Gridley Municipal Utilities	722.00
10/1/2025	2949	v0000031 - PG&E	1,549.00
10/30/2025	2950	v0000031 - PG&E	90.00
TOTAL			2,389.00

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

Check Date	Check #	Vendor	Total Amount
10/9/2025	1552	v0000660 - HACB	22,107.32
10/23/2025	1553	v0000382 - FedEx	32.80
TOTAL			22,140.12

November 20, 2025

MEMO

To: Board of Commissioners

From: Marco Cruz, CFO Consultant

Subject: November Finance Update

I wish to provide you with an update on our financial status and recent activities. I also want to present interim financial statements for the fiscal year ending September 30, 2025.

October & November Activities

The Accounting Department continues to improve its processes and review the financials. Bank reconciliations have been completed through September 2025. The Request for Proposal for auditing services was also initiated. At time of writing, two proposals have been received, with final selection slated for mid-December. Payroll accounting has been finalized with significant efficiency improvements.

The department is focused on FYE 2025 audit preparation. Each account and fund are being analyzed in preparation for audit testing. This will be the focus for the next several months, with the goal of sending final numbers to auditors in February.

Government shutdown

At the time of writing, the federal government shutdown has ended. I'm pleased to report there was no interruption of federal funding. Both Housing Choice Voucher and Public Housing received their full allotment of Housing Assistance Payments and Operating Funds respectively.

Financials

Included are interim financials for FYE 2025. These are consolidated financials rather than by fund. There is still work needed to properly isolate the revenues and expenses to the correct properties and funds. Also, the financials do not include 3rd party managed properties, those are presented separately. As we work on getting the financials prepared for audit, these numbers will change.

Balance Sheet:

- Cash decreased by \$567,000, primarily due to Housing Choice Voucher recapturing HAP overpayments from early 2025.

- Prepays increased by \$958,000 for early payment of annual insurance costs.
- Fixed assets increased by \$4,256,000 for Public Housing and bond reimbursed site improvements.
- Overall Retained Earnings increased by \$5,697,000.

Income Statement:

- Non-governmental revenues were \$4,739,000 over budget due to higher than expected use of bond proceeds and increased management/development fees.
- Governmental revenues were \$3,751,000 higher than budget for increased Section 8 subsidy payments and capital funds usage.
- Administrative expenses were higher due to audit costs and adjustments/corrections to prior year balances.
- Two years of sewer was paid to City of Oroville, causing utilities to be over budget.
- Overall net income is \$4,881,000 over budget, a very solid performance.

Pension Trust

I'm pleased to report that the September 30, 2025 PARS Pension Trust balance is \$2,930,109.74. This covers a significant portion of HACB's pension liability and eventually can be used to cover annual payments of pension costs.

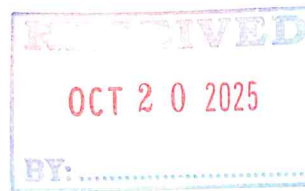
Reserves Analysis

This quarter the Board is normally presented a Reserves Analysis report showing available free cash flow by fund. At this time, more adjustments are needed to the financials before accurate numbers can be presented. The Reserves Analysis report will be delayed until the January 2026 Board meeting.

Thank you for your consideration.

Regards,

Marco Cruz



HOUSING AUTHORITY OF THE COUNTY OF BUTTE
PARS Post-Employment Benefits Trust

Account Report for the Period
9/1/2025 to 9/30/2025

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

Account Summary

Source	Balance as of 9/1/2025	Contributions	Earnings	Expenses	Distributions	Transfers	Balance as of 9/30/2025
PENSION	\$2,883,114.48	\$0.00	\$48,391.97	\$1,396.71	\$0.00	\$0.00	\$2,930,109.74
Totals	\$2,883,114.48	\$0.00	\$48,391.97	\$1,396.71	\$0.00	\$0.00	\$2,930,109.74

Investment Selection

Source

PENSION Moderately Conservative - Strategic Blend

Investment Objective

Source

PENSION The dual goals of the Moderately Conservative Strategy are current income and moderate capital appreciation. The major portion of the assets is committed to income-producing securities. Market fluctuations should be expected.

Investment Return

Source	1-Month	3-Months	1-Year	Annualized Return			Plan's Inception Date
				3-Years	5-Years	10-Years	
PENSION	1.68%	3.52%	6.73%	11.24%	6.04%	-	8/21/2018

Information as provided by US Bank, Trustee for PARS; Not FDIC Insured; No Bank Guarantee; May Lose Value

Past performance does not guarantee future results. Performance returns may not reflect the deduction of applicable fees, which could reduce returns. Information is deemed reliable but may be subject to change.
Investment Return: Annualized rate of return is the return on an investment over a period other than one year multiplied or divided to give a comparable one-year return.
Account balances are inclusive of Trust Administration, Trustee and Investment Management fees

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

BALANCE SHEET

(DOES NOT INCLUDE BOND PROPERTIES OR LIMITED PARTNERSHIPS)
FISCAL YEAR ENDING SEPTEMBER 30, 2025

	OCT. 1, 2024	SEPT. 30, 2025
ASSETS		
CASH	\$7,092,930	\$6,525,864
ACCOUNTS RECEIVABLE	\$870,697	\$1,052,922
PREPAIDS	\$22,949	\$981,429
INVESTMENTS	\$2,419,931	\$2,671,274
INVENTORY	\$45,135	\$221,495
TOTAL CURRENT ASSETS	\$10,451,642	\$11,452,983
 FIXED ASSETS NET OF DEPRECIATION	 \$26,636,302	 \$30,892,808
OTHER LONG-TERM ASSETS	\$2,596,070	\$2,959,520
TOTAL LONG-TERM ASSETS	\$29,232,372	\$33,852,328
TOTAL ASSETS	\$39,684,014	\$45,305,311
 LIABILITIES		
ACCOUNTS PAYABLE	\$263,574	\$106,781
OTHER CURRENT LIABILITIES	\$5,028,207	\$5,223,264
PENSION & OPEB LIABILITY	\$2,677,696	\$2,662,856
OTHER LONG-TERM LIABILITIES	\$15,156,184	\$15,056,865
TOTAL LIABILITIES	\$23,125,661	\$23,049,766
 RETAINED EARNINGS	 \$16,558,352	 \$22,255,544
TOTAL LIABILITIES & RETAINED EARNINGS	\$39,684,014	\$45,305,311

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

INCOME STATEMENT

(DOES NOT INCLUDE BOND PROPERTIES OR LIMITED PARTNERSHIPS)
FISCAL YEAR ENDING SEPTEMBER 30, 2025

	ACTUALS	BUDGET	VARIANCE
REVENUES			
NON-GOVERNMENT INCOME			
TENANT INCOME	\$1,597,743	\$1,911,600	(\$313,857)
OTHER TENANT INCOME	\$89,749	\$56,000	\$33,749
BOND PROCEEDS	\$1,848,693	\$229,250	\$1,619,443
OTHER INCOME	\$3,466,179	\$66,300	\$3,399,879
TOTAL NON-GOVERNMENT INCOME	\$7,002,363	\$2,263,150	\$4,739,213
GOVERNMENT REVENUES			
PH SUBSIDY INCOME	\$1,473,525	\$1,512,863	(\$39,338)
HAP SUBSIDY INCOME	\$24,735,451	\$22,345,421	\$2,390,030
ADMIN FEE INCOME	\$2,759,971	\$2,368,412	\$391,559
CAPITAL FUND GRANTS	\$2,165,471	\$1,156,572	\$1,008,899
TOTAL GOVERNMENT REVENUES	\$31,134,418	\$27,383,268	\$3,751,150
TOTAL REVENUES	\$38,136,782	\$29,646,418	\$8,490,364
EXPENSES			
ADMIN EXPENSE			
ADMIN PAYROLL & BENEFITS	\$3,221,389	\$3,160,258	(\$61,131)
LEGAL EXPENSE	\$74,983	\$35,000	(\$39,983)
OTHER ADMIN EXPENSE	\$2,069,196	\$1,095,405	(\$973,791)
TRAINING & TRAVEL	\$45,742	\$174,977	\$129,235
TENANT SERVICE SALARY & BEN	\$369,874	\$211,401	(\$158,473)
OTHER TENANT SERVICES	\$52,123	\$211,625	\$159,502
TOTAL ADMIN EXPENSE	\$5,833,308	\$4,888,666	(\$944,642)
UTILITIES	\$745,568	\$352,150	(\$393,418)
MAINTENANCE EXPENSE			
MAINT SUPPLIES	\$102,682	\$131,500	\$28,818
MAINT SALARY & BENEFITS	\$490,469	\$673,065	\$182,596
MAINT CONTRACTS	\$621,474	\$494,150	(\$127,324)
TOTAL MAINTENANCE EXPENSE	\$1,214,625	\$1,298,715	\$84,090
HAP SUBSIDY EXPENSE	\$24,463,804	\$22,067,889	(\$2,395,915)
INTEREST EXPENSE	\$158,800	\$199,500	\$40,700
TOTAL EXPENSES	\$32,416,105	\$28,806,920	(\$3,609,185)
NET INCOME	\$5,720,677	\$839,498	\$4,881,179

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

UNITS LEASED SUMMARY	NOV'25	OCT'25	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25	APR'25	MAR'25	FEB'25	JAN'25	DEC'24
BUTTE												
ACC UNIT MONTHS	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983
CURRENT LEASED	1854	1870	1851	1851	1860	1868	1873	1881	1889	1901	1907	1916
VOUCHER UTILIZATION %	93.49%	94.30%	93.34%	93.34%	93.80%	94.20%	94.45%	94.86%	95.26%	95.86%	96.17%	96.62%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	100	94	102	102	100	101	104	105	106	105	105	102
VOUCHER UTILIZATION %	114.94%	108.05%	117.24%	117.24%	114.94%	116.09%	119.54%	120.69%	121.84%	120.69%	120.69%	117.24%
VASH												
ACC UNIT MONTHS	214	214	214	214	214	214	214	214	214	194	194	194
CURRENT LEASED	184	187	189	187	184	171	166	158	157	157	158	161
VOUCHER UTILIZATION %	85.98%	87.38%	88.32%	87.38%	85.98%	79.91%	77.57%	73.83%	73.36%	80.93%	81.44%	82.99%
TOTAL												
ACC UNIT MONTHS	2284	2284	2284	2284	2284	2284	2284	2284	2284	2264	2264	2264
CURRENT LEASED	2138	2151	2142	2140	2144	2140	2143	2144	2152	2163	2170	2179
VOUCHER UTILIZATION %	93.61%	94.18%	93.78%	93.70%	93.87%	93.70%	93.83%	93.87%	94.22%	95.54%	95.85%	96.25%

HAP SUMMARY*	NOV'25	OCT'25	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25	APR'25	MAR'25	FEB'25	JAN'25	DEC'24
ACC BUDGET	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,741,160
ACTUAL HAP	\$ 1,901,030	\$ 1,931,140	\$ 1,933,205	\$ 1,922,893	\$ 1,909,809	\$ 1,905,886	\$ 1,902,649	\$ 1,898,991	\$ 1,891,106	\$ 1,891,143	\$ 1,872,599	\$ 1,865,583
PER UNIT COST	\$ 889	\$ 898	\$ 903	\$ 899	\$ 891	\$ 891	\$ 888	\$ 886	\$ 879	\$ 874	\$ 863	\$ 856
BUDGET UTILIZATION %	102.51%	104.13%	104.25%	103.69%	102.98%	102.77%	102.60%	102.40%	101.98%	101.98%	100.98%	107.15%

ACTIVITY SUMMARY	NOV'25	OCT'25	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25	APR'25	MAR'25	FEB'25	JAN'25	DEC'24
# PORT IN BILLED	42	42	40	37	32	31	28	27	25	24	20	19
#PORT OUT UNDER CONTRACT	80	80	79	77	76	76	77	76	73	71	71	67
ZERO HAP	9	4	3	5	4	6	4	8	8	7	8	10
UTILITY ASSISTANCE PAYMENTS	136	130	132	111	125	122	116	122	119	125	150	121
NEW ADMISSIONS	**	5	31	26	30	10	21	6	12	10	8	14
INITIAL VOUCHERS SEARCHING	7	15	12	17	36	33	28	16	5	5	3	3
ACTUAL/ESTIMATED EOP	16	9	19	11	16	18	18	17	16	21	12	14
REMAIN ON WAITING LIST	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501

*HAP Summary is a "snapshot" as of the 1st of the month, which does not include prior month adjustments per VMS.

**No data.

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

HOUSING AUTHORITY OWNED PROPERTIES													
	Gridley FLH	Open Market Units											
Location	FLH	Demo	Other	Gridley Springs II	Cameo	Locust	Alamont	Evanswood	Mayer Commons	Lincoln	Park Place	Total	Occupancy
# of Units	115*	6	0****	24	20	10	30	31	12	18	40	191	%
Nov-25	12**	0	0****	2	2	0	0	0	5	0	1	8	95.8%
Oct-25	11**	0	0****	2	2	0	2	0	8	0	2	16	91.6%
Sep-25	12**	0	0****	2	1	0	3	0	10	0	1	17	91.1%
Aug-25	11**	0	0****	2	1	0	2	0	12***	0	2	5	97.1%
Jul-25	10**	0	0****	2	0	1	1	0	12***	0	1	3	98.3%
Jun-25	11**	0	0****	2	0	2	1	0	12***	0	1	4	97.7%
May-25	12**	0	0****	3	0	2	0	0	12***	1	1	4	97.7%
Apr-25	12**	0	0****	0	0	0	0	0	12***	0	0	0	100.0%
Mar-25	13**	0	0****	2	1	0	0	0	12***	0	1	2	98.9%
Feb-25	14**	0	0****	3	1	0	0	0	12***	0	2	3	98.3%
Jan-25	12**	0	0****	2	0	0	0	1	12***	0	2	3	98.3%
Dec-24	12**	0	0****	1	2	0	0	2	12***	0	1	5	97.1%

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

** Vacancy rate does not include units offline for construction; (8) units.

**** Mayer Commons leasing and occupancy began 08/01/2025

***** 2131 Fogg Avenue, Oroville Vacant Lot

HUD LOW-INCOME PUBLIC HOUSING									
Location	Gridley	Biggs	Chico	Oroville	Chico	Oroville	Oroville	Total	Occupancy
Project #	43-1, 4	43-2	43-3	43-10	43-13	43-14	43-15		
# of Units	50	20	100	60	45	20	50	345	%
Nov-25	1	0	6	0	1	1	2	11	96.8%
Oct-25	0	2	1	0	4	0	1	8	97.7%
Sep-25	0	2	1	2	4	2	1	12	96.5%
Aug-25	3	2	2	1	2	2	1	13	96.2%
Jul-25	2	0	1	0	2	1	3	9	97.4%
Jun-25	3	2	3	0	2	3	1	14	95.9%
May-25	3	2	4	0	2	0	0	11	96.8%
Apr-25	4	2	3	1	5	0	0	15	95.7%
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%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Nov-25	7
Oct-25	6
Sep-25	6
Aug-25	8
Jul-25	9
Jun-25	9
May-25	11
Apr-25	10
Mar-25	11
Feb-25	12
Jan-25	8
Dec-24	8

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Nov-25	7	1	1	0
Oct-25	8	2	2	0
Sep-25	4	1	3	2
Aug-25	4	1	4	0
Jul-25	3	1	6	2
Jun-25	3	1	6	2
May-25	5	1	4	2
Apr-25	6	0	2	3
Mar-25	7	0	2	3
Feb-25	8	0	2	1
Jan-25	8	0	2	2
Dec-24	9	0	1	2

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	17 Transfer list	6+	2641	6+	2120	6+
2	4275	3+			953	2+
3	871	2+	923	2+	566	2+
4	348	5+			178	4+
5					39	5+

* Chico 1-bedroom waiting list closed 06-15-09

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

Waiting List: Number of ADA Requested Units

Bedroom Size	Chico	# PH	Oroville	# PH	Gridley/Biggs	# PH
1	0	3	512	3	373	2
2	562	7			64	
3	34	2	30	6	20	
4	8	4+			4	
5					2	

MEMO

Date: November 14, 2025

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

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

2020A Bond – Activities:

- To date, **\$8,703,942** has been obligated, representing approximately **92%** of the **\$9,503,644** Project Fund. Expenses paid to date 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. All remaining improvements are anticipated to be completed by the end of 2026, at which point all funds are expected to be fully expended.

Mayer Commons (formerly Kathy Court Apartments), Paradise:

- The Construction Close-Out phase is now underway, with coordination between HACB staff, Town of Paradise staff, and HCD to finalize and gather all project documentation.
- Exterior work is now finished. The shade structure has been installed along with the property sign. The general contractor is currently obtaining final permit sign off for the shade structure and property sign.
- HACB staff, Town of Paradise staff, and RSC Associates, the third-party property manager, continue to collaborate on leasing activities.



Photo of completed project

*November 14, 2025
HACB Construction Status Memo
pg. 1*

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

- The Walkway repairs are now complete.
- The recurring crack in the deck coating has been successfully repaired. The general contractor, in coordination with a representative from the manufacturer, completed the repair in accordance with the manufacturer's recommendations, and the product warranty remains valid.
- HACB Staff will begin coordinating the remaining repairs including: Railing replacement, stair tread replacement, exterior painting, and repairs to the trash enclosure.

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

- The vacant lot is fully fenced, and the site is secure in anticipation of future development work.
- HACB staff continue to dedicate efforts to exploring and pursuing all available funding opportunities to fulfill the \$9.7 million project budget.

Park Place Apartments, Oroville: *Exterior Site Rehabilitation with emphasis on an Accessible Path of Travel and replacement of the pergola.*

- A public bid opening was held on November 12, 2025 and four (4) contractor bids were received.
Refer to Park Place Apartments Site Improvements Project Memo and Resolution 4980 for more information.

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

- The proposed design includes the installation of a new 200kW natural gas generator and a 200A automatic transfer switch. This generator will supply backup power to the well during outages, ensuring the water system remains pressurized and operational.
- The project team is coordinating with PG&E to establish the new natural gas service needed for the generator.
- In November, the project team received a draft project manual, which is currently under review.
- Final 100% design drawings are now expected in December 2025, with bidding and construction to follow in 2026.

HACB Main Office Tenant Improvement Project, Chico: *Construction of new partition walls to create a new Section 8 and Accounting Office, along with improvements to the accessible pathway, as required by code.*

- Project is currently on-hold. The low bid greatly exceeded the project budget, therefore per direction from HACB Staff, a Notice of Non-Award was issued to all bidders and the project will be re-advertised at a later date.

November 14, 2025
HACB Construction Status Memo
pg. 2

12 Month HACB Construction Project Schedule - November, 2025

		Budgeted Amount	Nov-25		Dec-25		Jan-26		Feb-26		Mar-26		Apr-26		May-26		Jun-26		Jul-26		Aug-26		Sep-26		Oct-26	
Lincoln Apartments, Chico																										
	Stair and Second Floor Walkway Repair Project	\$530,683																								
	Railing and Stair Replacement Project	T.B.D.																								
Park Place Apartments, Oroville																										
	Community Building Renovation and Site Improvements	\$591,341																								
Mayer Commons (Kathy Court Apartments) Paradise																										
	Replacement Project	\$6,738,294																								
HACB Main Office																										
	Tenant Improvement Project	\$59,850																								
	Carpet Replacement Project	\$10,000																								
	Avigilon Camera System Project	\$20,000																								
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	\$499,392																								
Total next 12 months:		\$8,949,560																								

Design/Bid Phase

Construction Phase

Completed

MEMO

Date: November 13, 2025

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: Capital Fund Construction Projects – Status Update

As of November 13, 2025, the following summarizes the status of current HACB Capital Fund construction activities:

Barrier Free Shower System Installation Project – 7 Natoma Ct

- ICE: \$15,000.00
- Contract Award: Experts In Your Home for \$13,220.00
- Status: Materials on order – Estimated installation to begin December 1, 2025

Tree Trim and Removal Project – Select Tree in Chico

IFB out to bid 11/17/25.

- ICE: \$150,000.00
- Status: Preparing Bid Packet

Stucco Replacement/Window Leak Repair – Winston Gardens

- QSP issued 5/15/25.
- Contract awarded to Birchard Construction for \$18,746.00
- Status: Project Start Date – October 13, 2025, Exterior Stucco, Dry Rot and window leak repair completed. Waiting on dry weather to paint exterior.

Five-Year Environmental Review – All Sites

- RFP issued 8/27/24.
- Contract awarded to: E-Corp selected \$48,509.50
- Status: E-CORP has completed submission uploads in HEROS. Waiting to hear back from Kevin at HUD.

Asbestos Floor Tile Abatement – All Sites

- Ongoing during unit turnover. 166 of 232 units completed

DETAILED CAPITAL FUND ACTIVITY BY CAPITAL FUND PROJECT

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

This Capital Fund is 99.93% obligated and 99.93% expended.

- ACM Tile Replacement – All concrete-block units – ongoing
- HVAC Replacement Chico – Replace 35 HVAC unit which reached the end of their useful life. Project 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. Project completed

*November 13, 2025
HUD Public Housing Capital Fund Report
pg. 1*

- 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 99.80% obligated and 99.76% expended.

- ACM Tile Replacement – All concrete-block units – ongoing
- Paint Trim - at 43-14 and 43-15 in Oroville – project completed
- Fencing – add additional wrought iron fencing and access control systems to the perimeter of the Winston Gardens property.
- Exterior Lighting – Winston Gardens - upgrade exterior grounds and parking lot pole lighting to LED
- Security Camera – Install security cameras to the grounds and interior of the WG 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 at Winston Gardens
- Roof Replacement – Replace 15 roofs which reached the end of their useful life – Chico PH – project complete

Capital Fund 2024, Funding Amount \$1,159,420.00 to be expended by May 5, 2028

This Capital Fund is 53.74% obligated and 52.79% 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, during unit turnover or as needed
- Kitchen Cabinet Replacements – 24 Natoma Ct and 1168 Humboldt Ave. Chico
- Paint – at 43-10 in Oroville – Select units in phases, in planning
- New Monument Signs – replace monuments signs at Rhodes Terrance and Shelton Oaks
- Tree Trim and Removal Project – North County
- Barrier Free Shower System Installation – 7 Natoma Ct.

Capital Fund 2025, Funding Amount \$1,107,046.00 to be expended by May 12, 2029

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

- HVAC Replacement Project– Select units, replace HVAC units which have reached the end of their useful life, in planning
- Window Replacement Project– Select units, replace windows which have compromised thermo-seals
- Roof Replacement Project– Select units, replace roofs which have reached the end of their useful life, in planning
- Tree Trim and Removal Project – South County

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 11/13/2025														
Capital Funds CF-22, CF-23, CF-24														
			CF-22			CF-23				CF-24				
			Original	Obligated	Expended	Original	Obligated	Expended	Original	Obligated	Expended	Orig/Revised	Expended	Balance
Line No.	Summary by Development Account													
	Total Non-CGP Funds													
1	100	Reserved Budget							-			-	-	-
2	1406	Operations (25% Max)	58,149.00	58,149.00	58,149.00	45,668.00	45,668.00	45,668.00	231,314.00	231,314.00	231,314.00	335,131.00	335,131.00	-
3	1408	Management Improvements							5,000.00	5,000.00	-	5,000.00	-	5,000.00
4	1410	Administration (10% Max)	111,325.00	111,325.00	111,325.00	91,336.00	91,336.00	91,336.00	115,657.00	115,657.00	115,657.00	318,318.00	318,318.00	-
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment												
			947,582.00	946,746.72	946,746.72	1,010,375.00	1,008,105.32	1,007,626.57	807,449.00	271,074.66	265,074.66	2,991,045.00	2,445,086.95	545,958.05
			1,117,056.00	1,116,220.72	1,116,220.72	1,147,379.00	1,145,109.32	1,144,630.57	1,159,420.00	623,045.66	612,045.66	3,649,494.00	3,098,535.95	550,958.05
			99.93%	99.93%		99.80%	99.76%		53.74%	52.79%				

HUD Low Income Public Housing

Capital Fund Program Summary - Projects Proposed or Under Contract

		100 Reserved Budget	1406 Operations	1408 Mgmt. Improvements	1410 Admin	1480 General Capital Activity	Totals	"UC" Under Contract
Acct Code	Cash Available as of 11/13/2025	-	-	5,000.00	-	545,958.05	550,958.05	
	CF-22, CF-23, CF-24 Funding							
100	Reserved Budget	-					-	
1406	Operations		-				-	
1408	Management Improvements			5,000.00			5,000.00	
1410	Administration				-		-	
	General Capital Fund Activity: Site Improvement, Dwelling							
1480	Structures, Dwelling Equipment					545,958.05	545,958.05	
							550,958.05	Total

0.00 0.00 0.00 0.00 0.00 0.00

MEMO

Date: November 14, 2025

To: HACB Board of Commissioners

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

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 (8) vacancies as of this memo’s date. There was two move-in and four move-outs in October. Several of the current vacancies are attributed to non-payment of rent and or failure to follow lease policies which AWI lists in their monthly report. 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. In addition, rents have been reduced for the 2-3 bedrooms for a limited time. AWI details current turnover status in the monthly narrative following. AWI’s narrative also details the one unpaid rent balance. AWI is gathering comparable bids for Exterior Painting & Fascia section replacement of all buildings. Exterior Painting is planned for end of 2025 thru the first quarter of 2026. Parking lot bids to repair/replace sections of asphalt have been obtained and work will be completed weather permitting. Annual Tree Trimming is also being bid and planned. Total YTD income is below budget by \$9,727 at \$677,132. YTD vacancy loss being higher than anticipated by \$23,249 at \$99,458. YTD Total expenses are under budget by \$22,202 at \$651,354. This brought Net profit YTD to \$25,778 or \$12,475 more than budget. 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 zero (0) vacancy 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, bingo nights monthly, and weekly card games. A Halloween Party was hosted in October with Pumpkin Painting and a Costume Contest. YTD income is higher than budget by approximately \$65,597 at \$459,136 with overall YTD expenses lower than anticipated by \$14,377 at \$369,148. This brought the property's Net Profit to \$79,970 more than budget, at \$89,988. Work was completed for various areas where there were trip hazards located in common areas and parking lots; photos are within the AWI narrative. Tree Trimming & Path-Lighting underground wiring is also being planned. The property is subject to repositioning, involving refinance, capital improvements and replacements. Whitney Vaughan continues to excel as the new on-site manager. 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: BCAAHDC, PM: AWI) – There are seven (7) vacancies as of this memo. AWI reviews the turnover and market ready status of these 7 units in their report, following. There is one (1) additional 30-day notices as reiterated in AWI’s narrative. 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. Pressure Washing, Exterior Window Cleaning, Facia Repairs & Landscaping needs are being addressed. Roofing repairs, common area flooring, are also being bid and planned. 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.

A karaoke party is being planned as well as a community flu clinic. Butte County Library continues to serve property residents. Total income is up by \$6,903, at \$927,110. Total expenses come in at \$933,663, or \$19,613 more than budget. This brought the YTD net monthly profit to a negative \$6,553. or \$12,710 less than anticipated. Our YTD Maintenance, Operating & Administrative expenses all come in higher than budget. The property is subject to repositioning, involving refinancing and capital improvements. Please find AWI's monthly financials following.



1200 Park Avenue Apartments, Inner Courtyard view

**Gridley Farm Labor Housing
October 2025**



Updates:

GFLH has 12 units available for occupancy. 1 move-out during the month of October.

As of the end of October.

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

Future Rehab Units:

- **The rehab units planned for 2026 are approved to start in 2025. (Bids pending)**
- **The following are for 2025.**
 - **OG1478** – Pending heater installation. - Staff working up applicants.
 - **OG1482** – Pending heater installation. - Staff working up applicants.
- **The following are for 2025/2026.**
 - **OG1464** – Updated Rehab bids in hand, abatement complete, pending approval to start work.
 - **OG1468** – Updated Rehab bids in hand, abatement complete, pending approval to start work.

Staff are actively processing all qualifying applications currently on hand, while a targeted marketing plan is being developed to enhance outreach and explore additional advertising methods. USDA-RD acknowledged receipt of the request for farm labor unit waiver several months ago; however, despite multiple follow-up attempts, no response has been received, and the ongoing federal government shutdown has further delayed resolution of pending items. Per the SERNA agreement with HCD, the site remains obligated to provide 86 farm labor units, regardless of any future waiver determination.



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:

Bids on hand for capital projects:

- Golf Cart Replacement / Battery Replacement
 - If funds allow, this should be a focus as the current cart requires maintenance more frequently.
 - Prices range between 9k - 12k
- Painting of maintenance building
 - Bids on hand but will be moved to 2026.

HCD Inspection:

- A detailed report has been submitted by HCD with 213 findings.
- The first response was submitted on September 19th.
- AWI is in the process of preparing a 2nd response to HCD.



Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT RENT										
	Gross Rents	138,715	138,710	5	0	138,715	138,710	5	0	1,664,520
5110-00	Vacancies	-23,496	-20,269	-3,227	-16	-23,496	-20,269	-3,227	-16	-243,227
5120-00	Admin Unit-Non Rev	-1,906	-3,584	1,678	47	-1,906	-3,584	1,678	47	-43,008
	TOTAL TENANT RENT	113,313	114,857	-1,544	-1	113,313	114,857	-1,544	-1	1,378,285
PROJECT INCOME										
5510-00	Laundry Income	106	138	-32	-23	106	138	-32	-23	1,650
5590-00	Other Tenant Income	325	12	312	2,497	325	12	312	2,497	150
5600-00	Interest Income	257	183	74	40	257	183	74	40	2,200
5610-00	Interest Income-Restricted Reserve	76	0	76	N/A	76	0	76	N/A	0
	TOTAL OTHER PROJECT INCOME	763	333	430	129	763	333	430	129	4,000
	TOTAL PROJECT INCOME	114,076	115,190	-1,114	-1	114,076	115,190	-1,114	-1	1,382,285
PROJECT EXPENSES										
	Maint and Oper Exp	33,251	46,804	13,553	29	33,251	46,804	13,553	29	561,651
	Utilities	7,709	11,473	3,764	33	7,709	11,473	3,764	33	137,677
	Administrative	23,205	20,466	-2,739	-13	23,205	20,466	-2,739	-13	245,597
	Taxes and Insurance	11,105	11,877	772	6	11,105	11,877	772	6	127,243
	Other Taxes and Insurance	4,415	7,026	2,611	37	4,415	7,026	2,611	37	84,309
	Other Project Expenses	366	1,291	925	72	366	1,291	925	72	15,132
	TOTAL O/M EXPENSES	80,052	98,938	18,886	19	80,052	98,938	18,886	19	1,171,610
MORTGAGE AND OWNERS EXPENSE										
	Interest Expense	12,559	12,559	0	0	12,559	12,559	0	0	150,703
7860-00	Asset Management Fees	625	625	0	0	625	625	0	0	7,500
1290-00	Reserve Transfers	2,875	2,875	0	0	2,875	2,875	0	0	34,500
	TOTAL MORTGAGE AND OWNERS EXP	16,059	16,059	0	0	16,059	16,059	0	0	192,703
	TOTAL PROJECT EXPENSES	96,111	114,996	18,885	16	96,111	114,996	18,885	16	1,364,313
	NET PROFIT (LOSS)	17,965	194	17,771	9,156	17,965	194	17,771	9,156	17,972
OTHER CASH FLOW ITEMS:										
	Reserve Transfers	-76	0	-76	N/A	-76	0	-76	N/A	0
	T and I Transfers	-10,616	0	-10,616	N/A	-10,616	0	-10,616	N/A	0
1310-00	Receivable-Tenant	-1,155	0	-1,155	N/A	-1,155	0	-1,155	N/A	0
2320-00	Security Deposits	-500	0	-500	N/A	-500	0	-500	N/A	0
	Other Receivables	-67,549	0	-67,549	N/A	-67,549	0	-67,549	N/A	0
	Rental Assistance	-12,596	0	-12,596	N/A	-12,596	0	-12,596	N/A	0
2221-00	Accrued Property Taxes	4,059	0	4,059	N/A	4,059	0	4,059	N/A	0
2216-00	Accrued Local Administration Fees	625	0	625	N/A	625	0	625	N/A	0
	TOTAL OTHER CASH FLOW ITEMS	-87,808	0	-87,808	N/A	-87,808	0	-87,808	N/A	0
	NET OPERATING CASH CHANGE	-69,843	194	-70,037	-36,083	-69,843	194	-70,037	-36,083	17,972

Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = awi_exp

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Maintenance and Operating Expenses										
6510-00	Maintenance Wages-Base	11,846	8,966	-2,880	-32	11,846	8,966	-2,880	-32	107,592
6510-10	Maintenance Wages-Overtime	242	0	-242	N/A	242	0	-242	N/A	0
6820-00	Tenant Services-General	0	42	42	100	0	42	42	100	500
6860-00	Security-Svc Contract	0	2,000	2,000	100	0	2,000	2,000	100	24,000
6880-00	Pest Control-Svc Contract	245	250	5	2	245	250	5	2	3,000
6890-00	Fire/Alarm-Svc Contract	0	170	170	100	0	170	170	100	2,040
7010-00	R/M Contract-General	12,175	831	-11,344	-1,366	12,175	831	-11,344	-1,366	9,967
7015-00	R/M Contract-Plumbing	0	620	620	100	0	620	620	100	7,438
7025-00	R/M Contract-HVAC	0	460	460	100	0	460	460	100	5,515
7065-00	Grounds-Svc Contract	0	10,230	10,230	100	0	10,230	10,230	100	122,760
7110-00	Janitorial Supplies	0	101	101	100	0	101	101	100	1,211
7115-00	Painting and Decorating	0	208	208	100	0	208	208	100	2,500
7120-00	R/M Supplies-General	847	1,773	927	52	847	1,773	927	52	21,278
7510-00	R/M Replacement-General	0	17,225	17,225	100	0	17,225	17,225	100	206,700
7530-00	R/M Replacement-Window	7,897	0	-7,897	N/A	7,897	0	-7,897	N/A	0
7545-10	R/M Flooring Replacement-1Bed	0	2,217	2,217	100	0	2,217	2,217	100	26,600
7550-00	R/M Replacement-Refrigerator	0	975	975	100	0	975	975	100	11,700
7570-00	R/M Replacement-HVAC Unit	0	438	438	100	0	438	438	100	5,250
7580-00	R/M Replacement-Water Heater	0	300	300	100	0	300	300	100	3,600
Total Maint and Operating Exp		33,251	46,804	13,553	29	33,251	46,804	13,553	29	561,651
Utilities:										
6210-00	Electricity-Common Areas	140	3,157	3,017	96	140	3,157	3,017	96	37,882
6220-00	Water-Domestic	2,180	2,917	737	25	2,180	2,917	737	25	35,000
6230-00	Sewer-Standard Billing	2,470	2,470	0	0	2,470	2,470	0	0	29,635
6240-00	Gas/Heating Fuel-Units	0	430	430	100	0	430	430	100	5,160
6240-10	Gas/Heating Fuel-Common Areas	217	0	-217	N/A	217	0	-217	N/A	0
6250-00	Trash-Standard Pickup	2,117	2,500	383	15	2,117	2,500	383	15	30,000
6250-10	Trash-Bulk Pickup	585	0	-585	N/A	585	0	-585	N/A	0
Total Utilities		7,709	11,473	3,764	33	7,709	11,473	3,764	33	137,677
Administrative:										
5190-00	Bad Debt Expense	464	0	-464	N/A	464	0	-464	N/A	0
6320-00	Managment Fees	7,990	8,500	510	6	7,990	8,500	510	6	102,000
6410-00	Audit Fees	708	708	0	0	708	708	0	0	8,500
6420-00	Bookkeeping Fees	0	350	350	100	0	350	350	100	4,200
6430-00	Legal-Evictions	0	208	208	100	0	208	208	100	2,500
6520-00	Manager Wages-Base	12,630	9,167	-3,463	-38	12,630	9,167	-3,463	-38	110,002
6520-10	Manager Wages-Overtime	152	0	-152	N/A	152	0	-152	N/A	0
6700-30	P/M Software-Yardi	924	0	-924	N/A	924	0	-924	N/A	0
6710-20	Cell Phone Reimbursement	146	0	-146	N/A	146	0	-146	N/A	0
6910-00	Other Admin-General	0	1,533	1,533	100	0	1,533	1,533	100	18,395
6930-00	Mileage	191	0	-191	N/A	191	0	-191	N/A	0
7860-00	Asset Management Fees	625	625	0	0	625	625	0	0	7,500

Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = awi_exp

		PTD Actual	PTD Budget	Variance	% Var		YTD Actual	YTD Budget	Variance	% Var	Annual
Total Administrative Expense		23,830	21,091	-2,739	-13		23,830	21,091	-2,739	-13	253,097
Taxes and Insurance											
6100-00	Real Estate Taxes	0	0	0	N/A		0	0	0	N/A	-15,281
6100-10	Real Estate Taxes-Special Assessments	2,500	2,500	0	0		2,500	2,500	0	0	30,000
6100-20	Real Estate Taxes-PILOT	1,559	1,559	0	0		1,559	1,559	0	0	18,704
6150-00	Property Insurance-GL	7,047	7,818	772	10		7,047	7,818	772	10	93,820
Total Taxes and Insurance Expense		11,105	11,877	772	6		11,105	11,877	772	6	127,243
Other Taxes and Insurance											
6120-00	Other Taxes/Fees/Permits	0	417	417	100		0	417	417	100	5,000
6170-00	Bond Premiums	0	106	106	100		0	106	106	100	1,272
6540-00	Employer Social Security	1,514	1,546	32	2		1,514	1,546	32	2	18,550
6540-10	Employer Medicare	354	0	-354	N/A		354	0	-354	N/A	0
6540-40	401(k) Match (Employer)	2	0	-2	N/A		2	0	-2	N/A	0
6550-00	Workers Comp Insurance	868	802	-67	-8		868	802	-67	-8	9,618
6555-00	Personnel Medical Insurance	1,668	4,156	2,488	60		1,668	4,156	2,488	60	49,869
6560-00	Life Insurance	8	0	-8	N/A		8	0	-8	N/A	0
Total Other Taxes and Insurance		4,415	7,026	2,611	37		4,415	7,026	2,611	37	84,309
Other Project Expenses											
6610-00	Advertising	0	125	125	100		0	125	125	100	1,500
6620-00	Credit Checking	0	0	0	N/A		0	0	0	N/A	-362
6710-00	Telephone	67	114	47	41		67	114	47	41	1,371
6710-10	Internet	0	412	412	100		0	412	412	100	4,941
6715-30	Toner/Copier Expense	0	26	26	100		0	26	26	100	316
6720-00	Postage/Freight	34	34	1	2		34	34	1	2	412
6730-00	Office Supplies/Expense	265	393	128	32		265	393	128	32	4,716
6740-00	Water/Coffee Service	0	5	5	100		0	5	5	100	55
6940-00	Travel and Promotion	0	67	67	100		0	67	67	100	800
6950-00	Training Expense	0	105	105	100		0	105	105	100	1,260
6955-00	Employee Meals	0	10	10	100		0	10	10	100	124
Total Other Project Expenses		366	1,291	925	72		366	1,291	925	72	15,132
Mortgage and Owners Expense											
7410-00	Interest-Mortgage	12,559	12,559	0	0		12,559	12,559	0	0	150,703
1290-00	Reserve Transfers	2,875	2,875	0	0		2,875	2,875	0	0	34,500
Total Mortgage and Owners Exp		15,434	15,434	0	0		15,434	15,434	0	0	185,203
Total Expenses		96,111	114,996	18,885	16		96,111	114,996	18,885	16	1,364,313

Date: November 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)
- 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, Cameo, Evanswood, Kathy Court, Lincoln, Locust, and Park Place Apartments, please see monthly reports provided by the property manager, RSC Associates Inc. following this memo. Please also find Arrowhead Management's financials for Gridley Springs II.

Alamont Apartments, Chico (30 units, family, RSC) – There was two (2) vacancies as of the end of October but these two units have been re-rented as of the first week of November. There is one 30-day notice to vacate. All rents were collected for the month. Total Income came in \$1,649 less than budget at \$31,937 due to vacancy loss incurred. Total expenses are \$3,533 more than anticipated at \$14,166 bringing the monthly NOI to \$5,182 less than budget, at \$17,771. Capital Improvements consisted of flooring and a new dishwasher.



Alamont Apartments, 811 West East Avenue, Chico

Cameo Apartments, Chico (20 units, family, RSC) - The property had two (2) vacancies as of October 1st. There is one additional 30-day notice which includes an Unlawful Detainer for non-payment of rent. RSC is in the process of collecting any unpaid rents as reiterated in their monthly narrative. Total income is lower than budget by \$1,051 at \$18,613 due to vacancy loss being higher than budget. Total Operating Expenses are higher by \$7,215 at \$14,85, as utility costs consisted of 2 months for trash & water. Secondly, the maintenance expenses were higher due to Repairs – Labor and service to building gutter cleaning. The NOI was lower at \$3,755 or \$8,267 less than budget, again to the previously mentioned expenses stated prior.



Cordillera Apartments, Cameo Way, Chico

Evanswood Estates Apartments, Oroville (31 units, family, RSC) – There was zero (0) vacancies as of the date of this memo. There is no pending 30-day notice to vacate. Total income is \$764 more than anticipated, at \$42,564. Total Operating Expenses is \$8,573 less than budget, at \$17,875. NOI totals \$24,689 or \$9,338 more than budget.

Evanswood Estates Apartments, Oroville Units #21, 25, and 33, tracked separately, were occupied with no unpaid rents. There was no additional thirty (30) day notices to vacate. Income is slightly above budget by \$155 at \$3,644. With monthly expenses being higher than budget due to Repairs-Labor. NOI is \$552 less than budget, at \$1,174.



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 zero (0) vacancy as of the first of the month. There were no additional thirty (30) day notices to vacate. All rents were collected for the month. Total income is above budget by \$175 at \$16,963. Monthly Expenses are over budget by \$1,024 at \$6,864, bringing NOI to \$849 less than budget at \$10,097. Exterior Rehabilitation including repairs to the upper level walkway and staircases, and painting of the building exterior are continuing with the new contractor and set to be completed within the next 30 days, as completion has been delayed. There were issues with a specific area of the upper walkways where it needed to be re-done to meet warranty compliance of the materials used. 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 two phases of construction were completed during the first and second quarters of 2025.

Locust Apartments, Chico (10 units, family, RSC) – The property has zero (0) vacancy as of November 1st. with two (2) new 30-day notices to vacate. All rent was collected for the month with the exception of one resident who is on a repayment plan and another unit was abandoned. Total Income for the month came to \$9,351 or slightly ahead of budget due to decreased vacancy loss. Total Expenses are lower than budget by \$3,378 at \$3,220. Monthly NOI is \$4,090 more than anticipated at \$6,131. One range was replaced. 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 two (2) vacancies but those to units have since been re-rented. There are no additional 30-day notices to vacate. Unpaid Rents for the moth was (0) zero. Monthly Income is \$898 more than budget at \$31,880. Expenses comes to \$1,397 more than budgeted at \$15,420. NOI is \$498 less than budget at \$16,460. 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 4th quarter in 2025. We are also working with P G & E due to old gas lines having to be replaced at the site which has been completed. 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 this memo. Applications are being processed for the two current vacancies with move-ins anticipated for this month if applications pass the screening process. There are no additional 30-day notices. Property management has transitioned to Arrowhead Housing. Monthly income collected totaled \$17,781 or \$2,960 less than budget due to vacancy loss incurred. Operating Expenses comes in at \$15,209 or less than budget. NOI totaled a positive \$2,571. Administrative, Utilities, Operating, Maintenance & Taxes / Insurance all come in less than anticipated.

Please find Arrowhead's short narrative, following.



Gridley Springs Apartments II, 210 Ford Avenue, Gridley

Mayer Commons formerly Kathy Court Apartments, Paradise (12 units, family, RSC) – **Applications are being processed for new prospective households.** The Town of Paradise Building Department completed the final inspection on July 30, 2025, and issued a Temporary Certificate of Occupancy, allowing tenants to move in. As of this memo a full certificate of occupancy has been received. The Kathy Court operating account will be closed out with the opening of a new operating account due to the complex's re-naming to Mayer Commons.

Interior work is nearly complete, with two units ready as of August 1st and the rest needing only final touch-ups. Exterior work is also nearly complete with only the property sign remaining. The "Tot Lot" play equipment has been installed and passed a certified inspection.

A total of seven (7) units are occupied which leaves a total of five (5) to be rented. Monthly income collected for the month was \$3,945. Expenses totaled \$4,494 which brought the monthly NOI to a negative \$545. 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. Annual weed abatement has been completed and funding opportunities are continually being explored. See additional information under Taylor Gonzalez, Project Manager Construction Report.



November 12, 2025

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

RE: October 2025 HACB Monthly Financial Package

Dear Mr. Guanzon:

Below is a summary of the key operational activities and highlights of significant financial results for HACB properties managed by RSC Associates, Inc. in October 2025. For additional details, please review the following comprehensive financial reports provided for each property.

This month, we celebrate World Habitat Day on 10/6, Hispanic Heritage Month, World Mental Health Day on 10/10, Columbus Day on 10/13, and Halloween on 10/31.

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
October 2025**



Monthly Highlights:

Updates – Total Rental Income for October was \$9,290.00 or 16.66% ahead of budget.

Occupancy -

- ✓ The community is 100% occupied with two (2) new notices. Unit #2 did not renew its annual Section 8 certification and abandoned its unit. We have posted the 18-day Belief of Abandonment, which expired on 11/14/25. Unit #4 gave notice to vacate at the end of November; the tenant is moving to an affordable property.

Rent Collection -

- ✓ Unit #2 reflects a balance owed due to abandonment. Unit #7 reflects a balance of \$782.42 will make payments.

Expense Variances -

- ✓ Total Operating Expenses of \$3,220.10 were under budget in October by 51.20%
- ✓ NOI exceeded budget by 200.47% for October, totaling \$6,131.31.

Capital Expenses -

- ✓ Under Capital Improvements for October, we purchased a stove for unit #3

Owner Distributions -

- ✓ No owner distribution for October. There was no distribution year-to-date.

Budget - Property Comparison HACB

Properties: 1519 Locust Street - 1519 Locust Street Chico, CA 95928

Period Range: Oct 2025 to Oct 2025

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	1519 Locust Street Period Actual	1519 Locust Street Period Budget	1519 Locust Street Period \$ Variance	1519 Locust Street Period % Variance
Income					
NET RENTAL INCOME					
RENTAL INCOME					
50010	Rents - Potential	9,290.00	9,063.00	227.00	2.50%
50030	Vacancy Loss	0.00	-1,100.00	1,100.00	100.00%
Total RENTAL INCOME		9,290.00	7,963.00	1,327.00	16.66%
Total NET RENTAL INCOME		9,290.00	7,963.00	1,327.00	16.66%
SERVICE INCOME					
56015	Cleaning	0.00	225.00	-225.00	-100.00%
56020	Repairs and Maintenance	0.00	400.00	-400.00	-100.00%
56035	Laundry Income	61.11	50.00	11.11	22.22%
56105	Interest - General Savings	0.18	1.00	-0.82	-82.00%
56140	Interest - General Checking	0.12	0.00	0.12	0.00%
Total SERVICE INCOME		61.41	676.00	-614.59	-90.92%
Total Budgeted Operating Income		9,351.41	8,639.00	712.41	8.25%
Expense					
RENTING EXPENSES					
60020	Advertising	41.50	41.50	0.00	0.00%
60030	Forms/Office Supplies	31.99	35.00	3.01	8.60%
Total RENTING EXPENSES		73.49	76.50	3.01	3.93%
ADMINISTRATIVE EXPENSES					
60295	Resident Manager Expense	48.29	105.00	56.71	54.01%
60330	Management Fee	603.85	561.54	-42.31	-7.53%
60340	Miscellaneous	0.00	10.00	10.00	100.00%
60405	Asset Management Fee	124.00	124.00	0.00	0.00%
60455	Professional Dues/ Subscriptions	14.40	0.00	-14.40	0.00%
Total ADMINISTRATIVE EXPENSES		790.54	800.54	10.00	1.25%
UTILITY EXPENSES					
60610	Electricity	-0.93	65.00	65.93	101.43%
60620	Exterminator	70.00	70.00	0.00	0.00%
60625	Garbage/Trash	78.72	129.00	50.28	38.98%
60630	Water	287.27	310.00	22.73	7.33%
60635	Sewer	191.92	209.00	17.08	8.17%
Total UTILITY EXPENSES		626.98	783.00	156.02	19.93%
APARTMENT TURNOVER EXPENSES					
60805	T/O Apt Cleaning	0.00	300.00	300.00	100.00%
60810	T/O Carpet Cleaning	0.00	135.00	135.00	100.00%

Budget - Property Comparison HACB

Account Number	Account Name	1519 Locust Street Period Actual	1519 Locust Street Period Budget	1519 Locust Street Period \$ Variance	1519 Locust Street Period % Variance
60815	T/O Blind Cleaning	0.00	150.00	150.00	100.00%
60830	T/O Interior Paint	0.00	1,260.00	1,260.00	100.00%
60835	T/O Interior Repairs - Labor	0.00	850.00	850.00	100.00%
60840	T/O Interior Repairs - Materials	0.00	400.00	400.00	100.00%
	Total APARTMENT TURNOVER EXPENSES	0.00	3,095.00	3,095.00	100.00%
	MAINTENANCE EXPENSES				
61005	Landscape Maintenance - Contract	485.00	465.00	-20.00	-4.30%
61030	Grounds Clean-Up	241.37	241.37	0.00	0.00%
61065	Repairs - Labor	479.33	425.00	-54.33	-12.78%
61075	Repairs - Materials	0.00	100.00	100.00	100.00%
61095	Service - Appliances	120.68	0.00	-120.68	0.00%
61125	Exterior Lighting Repairs	0.00	200.00	200.00	100.00%
	Total MAINTENANCE EXPENSES	1,326.38	1,431.37	104.99	7.33%
	TAX and INSURANCE EXPENSE				
70005	Insurance	402.71	412.00	9.29	2.25%
	Total TAX and INSURANCE EXPENSE	402.71	412.00	9.29	2.25%
	Total Budgeted Operating Expense	3,220.10	6,598.41	3,378.31	51.20%
	Total Budgeted Operating Income	9,351.41	8,639.00	712.41	8.25%
	Total Budgeted Operating Expense	3,220.10	6,598.41	3,378.31	51.20%
	NOI - Net Operating Income	6,131.31	2,040.59	4,090.72	200.47%
	Other Expense				
	CAPITAL IMPROVEMENTS				
75060	Carpet	0.00	1,600.00	1,600.00	100.00%
75065	Linoleum	0.00	3,000.00	3,000.00	100.00%
75130	Range	744.24	0.00	-744.24	0.00%
	Total CAPITAL IMPROVEMENTS	744.24	4,600.00	3,855.76	83.82%
	FINANCIAL EXPENSES				
79015	Note - Principle and Interest	2,956.00	2,955.83	-0.17	-0.01%
79065	Capital Repl Resv 2021	250.00	250.00	0.00	0.00%
	Total FINANCIAL EXPENSES	3,206.00	3,205.83	-0.17	-0.01%
	Total Budgeted Other Expense	3,950.24	7,805.83	3,855.59	49.39%
	Net Other Income	-3,950.24	-7,805.83	3,855.59	49.39%
	Total Budgeted Income	9,351.41	8,639.00	712.41	8.25%
	Total Budgeted Expense	7,170.34	14,404.24	7,233.90	50.22%
	Net Income	2,181.07	-5,765.24	7,946.31	137.83%

Alamont Apartments October 2025



Monthly Highlights:

Updates – Total Rental Income for October was \$31,475.00. The variance for the month was (\$1,616.00), due to vacancy loss.

Occupancy -

- ✓ We ended October with two vacant units and one on notice. Units #6 and #22 are both pre-leased with a move-in date of 11/01/25. Unit #17 was on notice, and we have pre-leased the unit for 11/8/25. Good news, we are now fully occupied.

Rent Collection -

- ✓ No delinquent rent for October.

Expense Variances -

- ✓ The Total Budgeted Operating Expenses were over budget at -33.23% due to electricity, turnover expenses, repairs-labor, (miscellaneous work orders), and pool maintenance (clean filter, winterization for pool, and install cover).
- ✓ Net Operating Income for October is under budget by -22.58%.

Capital Expenses -

- ✓ In unit #22, installed LVP totaling \$785.46.
- ✓ In unit #18, installed LVP totaling \$671.38.
- ✓ In unit #7, the dishwasher was replaced for a total cost of \$651.15.

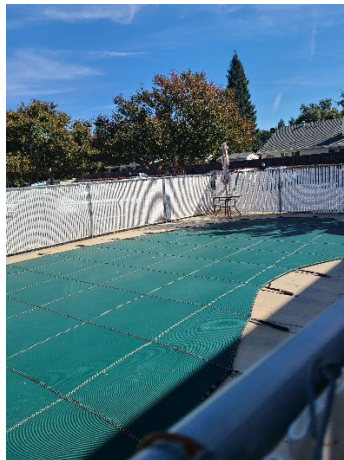
Owner Distributions -

- ✓ No owner distribution for October. There was no distribution year-to-date

RESIDENTS CELEBRATING HALLOWEEN



POOL CLOSED AND COVERED FOR WINTER



Budget - Property Comparison HACB

Properties: Alamont Apartments - 811 West East Avenue Chico, CA 95973

Period Range: Oct 2025 to Oct 2025

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Alamont Apartments Period Actual	Alamont Apartments Period Budget	Alamont Apartments Period \$ Variance	Alamont Apartments Period % Variance
Income					
NET RENTAL INCOME					
RENTAL INCOME					
50010	Rents - Potential	35,140.00	34,291.00	849.00	2.48%
50015	Manager Unit	-1,200.00	-1,200.00	0.00	0.00%
50030	Vacancy Loss	-2,465.00	0.00	-2,465.00	0.00%
Total RENTAL INCOME		31,475.00	33,091.00	-1,616.00	-4.88%
Total NET RENTAL INCOME		31,475.00	33,091.00	-1,616.00	-4.88%
SERVICE INCOME					
56035	Laundry Income	462.32	495.00	-32.68	-6.60%
56105	Interest - General Savings	0.40	1.00	-0.60	-60.00%
Total SERVICE INCOME		462.72	496.00	-33.28	-6.71%
Total Budgeted Operating Income		31,937.72	33,587.00	-1,649.28	-4.91%
Expense					
RENTING EXPENSES					
60020	Advertising	544.50	65.00	-479.50	-737.69%
60030	Forms/Office Supplies	75.26	75.00	-0.26	-0.35%
Total RENTING EXPENSES		619.76	140.00	-479.76	-342.69%
ADMINISTRATIVE EXPENSES					
60295	Resident Manager Expense	309.15	350.00	40.85	11.67%
60330	Management Fee	1,731.13	1,820.01	88.88	4.88%
60350	Cellular	59.04	60.00	0.96	1.60%
60355	Internet	87.48	115.00	27.52	23.93%
60357	Software	43.20	0.00	-43.20	0.00%
60405	Asset Management Fee	373.00	373.00	0.00	0.00%
60440	License and Permits	53.69	54.00	0.31	0.57%
Total ADMINISTRATIVE EXPENSES		2,656.69	2,772.01	115.32	4.16%
UTILITY EXPENSES					
60610	Electricity	1,592.54	880.00	-712.54	-80.97%
60620	Exterminator	160.00	80.00	-80.00	-100.00%
60625	Garbage/Trash	251.89	302.00	50.11	16.59%
60630	Water	1,261.77	1,205.00	-56.77	-4.71%
60635	Sewer	903.50	776.00	-127.50	-16.43%
Total UTILITY EXPENSES		4,169.70	3,243.00	-926.70	-28.58%
APARTMENT TURNOVER EXPENSES					
60810	T/O Carpet Cleaning	149.00	0.00	-149.00	0.00%
60835	T/O Interior Repairs - Labor	715.00	0.00	-715.00	0.00%
60840	T/O Interior Repairs - Materials	467.95	0.00	-467.95	0.00%

Budget - Property Comparison HACB

Account Number	Account Name	Alamont Apartments Period Actual	Alamont Apartments Period Budget	Alamont Apartments Period \$ Variance	Alamont Apartments Period % Variance
	Total APARTMENT TURNOVER EXPENSES	1,331.95	0.00	-1,331.95	0.00%
	MAINTENANCE EXPENSES				
61005	Landscape Maintenance - Contract	745.00	745.00	0.00	0.00%
61010	Landscape Maintenance - Other	0.00	100.00	100.00	100.00%
61025	On-Site Ground Staff	0.00	36.00	36.00	100.00%
61045	On-Site Cleaning Staff	166.50	150.00	-16.50	-11.00%
61065	Repairs - Labor	2,139.81	900.00	-1,239.81	-137.76%
61075	Repairs - Materials	54.44	270.00	215.56	79.84%
61080	Pool Maintenance	785.75	495.00	-290.75	-58.74%
61085	Service - Building	0.00	500.00	500.00	100.00%
61095	Service - Appliances	330.97	150.00	-180.97	-120.65%
61105	Service - HVAC	170.00	0.00	-170.00	0.00%
61115	Service - Water Heater	72.50	0.00	-72.50	0.00%
61125	Exterior Lighting Repairs	0.00	200.00	200.00	100.00%
	Total MAINTENANCE EXPENSES	4,464.97	3,546.00	-918.97	-25.92%
	TAX and INSURANCE EXPENSE				
70005	Insurance	923.18	932.00	8.82	0.95%
	Total TAX and INSURANCE EXPENSE	923.18	932.00	8.82	0.95%
	Total Budgeted Operating Expense	14,166.25	10,633.01	-3,533.24	-33.23%
	Total Budgeted Operating Income	31,937.72	33,587.00	-1,649.28	-4.91%
	Total Budgeted Operating Expense	14,166.25	10,633.01	-3,533.24	-33.23%
	NOI - Net Operating Income	17,771.47	22,953.99	-5,182.52	-22.58%
	Other Expense				
	CAPITAL IMPROVEMENTS				
75070	Flooring	1,456.84	0.00	-1,456.84	0.00%
75135	Dishwasher	651.15	0.00	-651.15	0.00%
	Total CAPITAL IMPROVEMENTS	2,107.99	0.00	-2,107.99	0.00%
	FINANCIAL EXPENSES				
79015	Note - Principle and Interest	8,867.00	8,866.67	-0.33	0.00%
79065	Capital Repl Resv 2021	750.00	750.00	0.00	0.00%
	Total FINANCIAL EXPENSES	9,617.00	9,616.67	-0.33	0.00%
	Total Budgeted Other Expense	11,724.99	9,616.67	-2,108.32	-21.92%
	Net Other Income	-11,724.99	-9,616.67	-2,108.32	-21.92%
	Total Budgeted Income	31,937.72	33,587.00	-1,649.28	-4.91%
	Total Budgeted Expense	25,891.24	20,249.68	-5,641.56	-27.86%

Budget - Property Comparison HACB

Account Number	Account Name	Alamont Apartments Period Actual	Alamont Apartments Period Budget	Alamont Apartments Period \$ Variance	Alamont Apartments Period % Variance
	Net Income	6,046.48	13,337.32	-7,290.84	-54.66%

Cameo Apartments October 2025



Monthly Highlights:

Updates – October Total Rental Income was slightly under budget by 8.24% totaling \$18,044.00, affected by vacancy loss.

Occupancy –

- ✓ Occupancy for the month was 92.0%.
- ✓ Unit 37-4 is vacant with no pending applications. Leasing has slowed down this time of year.
- ✓ Unit 45-2A is a Behavioral Health vacant unit with an application we are processing.
- ✓ Unit 45-3 is in eviction. We took possession of the unit in November. We are in the process of turning the unit.
- ✓ No new 30-day notices to vacate.

Rent Collection -

- ✓ Unit #45-3 (in eviction) has a balance of \$5,875.00.

Expense Variances -

- ✓ Total Budgeted Operating Expenses were over budget in October at -94.43%. Under Utilities, we paid for two months of service for Trash and Water.
- ✓ Repairs-Labor is over budget due to work order repairs and a main sewer line repair.
- ✓ Net Operating Income totaled \$3,755.63, under budget by -68.76%.

Capital Expenses -

- ✓ No capital improvements for October.

Owner Distributions -

- ✓ No owner distribution for October. There was no distribution year-to-date.

Budget - Property Comparison HACB

Properties: Cameo Drive - 37 Cameo Drive Chico, CA 95973

Period Range: Oct 2025 to Oct 2025

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Cameo Drive Period Actual	Cameo Drive Period Budget	Cameo Drive Period \$ Variance	Cameo Drive Period % Variance
Income					
NET RENTAL INCOME					
RENTAL INCOME					
50010	Rents - Potential	20,789.00	20,789.00	0.00	0.00%
50015	Manager Unit	-1,125.00	-1,125.00	0.00	0.00%
50030	Vacancy Loss	-1,620.00	0.00	-1,620.00	0.00%
Total RENTAL INCOME		18,044.00	19,664.00	-1,620.00	-8.24%
Total NET RENTAL INCOME		18,044.00	19,664.00	-1,620.00	-8.24%
SERVICE INCOME					
56010	Late Charges	50.00	0.00	50.00	0.00%
56035	Laundry Income	468.35	0.00	468.35	0.00%
56045	Application Fees	50.00	0.00	50.00	0.00%
56105	Interest - General Savings	0.76	1.00	-0.24	-24.00%
56140	Interest - General Checking	0.11	0.00	0.11	0.00%
Total SERVICE INCOME		569.22	1.00	568.22	56,822.00%
Total Budgeted Operating Income		18,613.22	19,665.00	-1,051.78	-5.35%
Expense					
RENTING EXPENSES					
60020	Advertising	48.00	50.00	2.00	4.00%
60030	Forms/Office Supplies	42.66	60.00	17.34	28.90%
Total RENTING EXPENSES		90.66	110.00	19.34	17.58%
ADMINISTRATIVE EXPENSES					
60295	Resident Manager Expense	274.04	350.00	75.96	21.70%
60330	Management Fee	992.42	1,081.52	89.10	8.24%
60345	Telephone	225.25	110.00	-115.25	-104.77%
60355	Internet	143.90	72.00	-71.90	-99.86%
60357	Software	36.00	0.00	-36.00	0.00%
60405	Asset Management Fee	249.00	249.00	0.00	0.00%
60425	Employee Education	25.00	0.00	-25.00	0.00%
60440	License and Permits	53.69	54.00	0.31	0.57%
Total ADMINISTRATIVE EXPENSES		1,999.30	1,916.52	-82.78	-4.32%
UTILITY EXPENSES					
60610	Electricity	238.04	200.00	-38.04	-19.02%
60615	Gas	978.37	485.00	-493.37	-101.73%
60620	Exterminator	140.00	80.00	-60.00	-75.00%
60625	Garbage/Trash	1,635.84	868.00	-767.84	-88.46%
60630	Water	1,847.59	561.00	-1,286.59	-229.34%
60635	Sewer	415.75	435.19	19.44	4.47%
Total UTILITY EXPENSES		5,255.59	2,629.19	-2,626.40	-99.89%

Budget - Property Comparison HACB

Account Number	Account Name	Cameo Drive Period Actual	Cameo Drive Period Budget	Cameo Drive Period \$ Variance	Cameo Drive Period % Variance
MAINTENANCE EXPENSES					
61005	Landscape Maintenance - Contract	1,640.00	820.00	-820.00	-100.00%
61025	On-Site Ground Staff	74.25	0.00	-74.25	0.00%
61065	Repairs - Labor	2,783.07	800.00	-1,983.07	-247.88%
61075	Repairs - Materials	28.00	200.00	172.00	86.00%
61090	Service - Gutters and Drains	1,973.79	0.00	-1,973.79	0.00%
61095	Service - Appliances	120.88	250.00	129.12	51.65%
	Total MAINTENANCE EXPENSES	6,619.99	2,070.00	-4,549.99	-219.81%
TAX and INSURANCE EXPENSE					
70005	Insurance	892.05	916.00	23.95	2.61%
	Total TAX and INSURANCE EXPENSE	892.05	916.00	23.95	2.61%
	Total Budgeted Operating Expense	14,857.59	7,641.71	-7,215.88	-94.43%
	Total Budgeted Operating Income	18,613.22	19,665.00	-1,051.78	-5.35%
	Total Budgeted Operating Expense	14,857.59	7,641.71	-7,215.88	-94.43%
	NOI - Net Operating Income	3,755.63	12,023.29	-8,267.66	-68.76%
Other Expense					
FINANCIAL EXPENSES					
79005	Note - Interest	6.17	6.17	0.00	0.00%
79015	Note - Principle and Interest	33.00	5,910.83	5,877.83	99.44%
79065	Capital Repl Resv 2021	0.00	500.00	500.00	100.00%
	Total FINANCIAL EXPENSES	39.17	6,417.00	6,377.83	99.39%
	Total Budgeted Other Expense	39.17	6,417.00	6,377.83	99.39%
	Net Other Income	-39.17	-6,417.00	6,377.83	99.39%
	Total Budgeted Income	18,613.22	19,665.00	-1,051.78	-5.35%
	Total Budgeted Expense	14,896.76	14,058.71	-838.05	-5.96%
	Net Income	3,716.46	5,606.29	-1,889.83	-33.71%

Evanswood Estates Apartments October 2025



Monthly Highlights:

Updates – Total Rental Income exceeded the budget by 3.94%, totaling \$42,564.00.

Occupancy –

- ✓ Occupancy totaled 100% in October with no new notices.

Rent Collection -

- ✓ There are no delinquent rents for October 2025

Expense Variances -

- ✓ Total Budgeted Operating Expenses were under budget by 32.42%, totaling \$17,875.80.
- ✓ Net Operating Income exceeded budget by 60.84%, totaling \$24,689.15.

Capital Improvements -

- ✓ In unit #61, a new water heater was installed, totaling \$1,214.35.
- ✓ Major exterior repair totaling \$1,850.00.

Owner Distributions –

- ✓ No owner distribution for October. There was no distribution year-to-date.

PICTURES OF UNIT #12 RENT READY FOR NEW MOVE-IN



Budget - Property Comparison HACB

Properties: Evanswood Estates - 20 Evanswood Circle Oroville, CA 95965

Period Range: Oct 2025 to Oct 2025

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Evanswood Estates Period Actual	Evanswood Estates Period Budget	Evanswood Estates Period \$ Variance	Evanswood Estates Period % Variance
Income					
NET RENTAL INCOME					
RENTAL INCOME					
50010	Rents - Potential	43,804.00	43,804.00	0.00	0.00%
50015	Manager Unit	-1,500.00	-1,445.00	-55.00	-3.81%
50030	Vacancy Loss	0.00	-1,700.00	1,700.00	100.00%
50037	Pet Rent	260.00	290.00	-30.00	-10.34%
Total RENTAL INCOME		42,564.00	40,949.00	1,615.00	3.94%
Total NET RENTAL INCOME		42,564.00	40,949.00	1,615.00	3.94%
SERVICE INCOME					
56010	Late Charges	0.00	50.00	-50.00	-100.00%
56015	Cleaning	0.00	300.00	-300.00	-100.00%
56020	Repairs and Maintenance	0.00	500.00	-500.00	-100.00%
56105	Interest - General Savings	0.62	1.00	-0.38	-38.00%
56140	Interest - General Checking	0.33	0.00	0.33	0.00%
Total SERVICE INCOME		0.95	851.00	-850.05	-99.89%
Total Budgeted Operating Income		42,564.95	41,800.00	764.95	1.83%
Expense					
RENTING EXPENSES					
60020	Advertising	45.00	60.00	15.00	25.00%
60030	Forms/Office Supplies	73.59	130.00	56.41	43.39%
Total RENTING EXPENSES		118.59	190.00	71.41	37.58%
ADMINISTRATIVE EXPENSES					
60280	Credit Reports	0.00	90.00	90.00	100.00%
60295	Resident Manager Expense	698.25	935.00	236.75	25.32%
60330	Management Fee	2,128.20	2,047.45	-80.75	-3.94%
60340	Miscellaneous	35.00	0.00	-35.00	0.00%
60345	Telephone	58.14	65.00	6.86	10.55%
60355	Internet	74.90	75.00	0.10	0.13%
60357	Software	40.33	0.00	-40.33	0.00%
60405	Asset Management Fee	348.00	348.00	0.00	0.00%
60420	H/O Association Dues	6,300.00	6,300.00	0.00	0.00%
60440	License and Permits	27.00	30.00	3.00	10.00%
Total ADMINISTRATIVE EXPENSES		9,709.82	9,890.45	180.63	1.83%
UTILITY EXPENSES					
60625	Garbage/Trash	551.04	504.00	-47.04	-9.33%
60630	Water	1,381.20	1,405.00	23.80	1.69%
60635	Sewer	1,767.08	1,328.00	-439.08	-33.06%
Total UTILITY EXPENSES		3,699.32	3,237.00	-462.32	-14.28%

Budget - Property Comparison HACB

Account Number	Account Name	Evanswood Estates Period Actual	Evanswood Estates Period Budget	Evanswood Estates Period \$ Variance	Evanswood Estates Period % Variance
APARTMENT TURNOVER EXPENSES					
60805	T/O Apt Cleaning	0.00	350.00	350.00	100.00%
60810	T/O Carpet Cleaning	0.00	200.00	200.00	100.00%
60830	T/O Interior Paint	0.00	2,800.00	2,800.00	100.00%
60835	T/O Interior Repairs - Labor	0.00	3,000.00	3,000.00	100.00%
60840	T/O Interior Repairs - Materials	0.00	1,400.00	1,400.00	100.00%
	Total APARTMENT TURNOVER EXPENSES	0.00	7,750.00	7,750.00	100.00%
MAINTENANCE EXPENSES					
61065	Repairs - Labor	1,285.51	2,100.00	814.49	38.79%
61075	Repairs - Materials	537.09	200.00	-337.09	-168.55%
61095	Service - Appliances	431.24	0.00	-431.24	0.00%
61100	Service - Equipment	0.00	300.00	300.00	100.00%
61105	Service - HVAC	0.00	425.00	425.00	100.00%
	Total MAINTENANCE EXPENSES	2,253.84	3,025.00	771.16	25.49%
TAX and INSURANCE EXPENSE					
70005	Insurance	2,094.23	2,357.00	262.77	11.15%
	Total TAX and INSURANCE EXPENSE	2,094.23	2,357.00	262.77	11.15%
	Total Budgeted Operating Expense	17,875.80	26,449.45	8,573.65	32.42%
	Total Budgeted Operating Income	42,564.95	41,800.00	764.95	1.83%
	Total Budgeted Operating Expense	17,875.80	26,449.45	8,573.65	32.42%
	NOI - Net Operating Income	24,689.15	15,350.55	9,338.60	60.84%
Other Expense					
CAPITAL IMPROVEMENTS					
75025	Water Heaters	1,214.35	0.00	-1,214.35	0.00%
75086	Major Property Upgrades	1,850.00	0.00	-1,850.00	0.00%
	Total CAPITAL IMPROVEMENTS	3,064.35	0.00	-3,064.35	0.00%
FINANCIAL EXPENSES					
79015	Note - Principle and Interest	8,275.00	8,275.00	0.00	0.00%
79065	Capital Repl Resv 2021	700.00	700.00	0.00	0.00%
	Total FINANCIAL EXPENSES	8,975.00	8,975.00	0.00	0.00%
	Total Budgeted Other Expense	12,039.35	8,975.00	-3,064.35	-34.14%
	Net Other Income	-12,039.35	-8,975.00	-3,064.35	-34.14%
	Total Budgeted Income	42,564.95	41,800.00	764.95	1.83%
	Total Budgeted Expense	29,915.15	35,424.45	5,509.30	15.55%
	Net Income	12,649.80	6,375.55	6,274.25	98.41%

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



Monthly Highlights:

Updates - Total Rental Income for October was \$3,644.00, exceeding the budget by 4.44%.

Occupancy –

- ✓ Totaled 100% at the end of October with no new notices.

Rent Collection –

- ✓ There are no delinquent rents for October 2025.

Expense Variances-

- ✓ Total Budgeted Operating Expenses \$2,469.59 over budget at -40.12% for October.

Distributions –

- ✓ No owner distribution for October. There was no distribution year-to-date.

BEAUTIFUL FALL LEAVES DROPPING



Budget - Property Comparison HACB

Properties: Evanswood Estates 21,25,33 - 21 Evanswood Circle Oroville, CA 95965

Period Range: Oct 2025 to Oct 2025

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Evanswood Estates 21,25,33 Period Actual	Evanswood Estates 21,25,33 Period Budget	Evanswood Estates 21,25,33 Period \$ Variance	Evanswood Estates 21,25,33 Period % Variance
Income					
NET RENTAL INCOME					
RENTAL INCOME					
50010	Rents - Potential	3,760.00	3,644.00	116.00	3.18%
50015	Manager Unit	-116.00	-155.00	39.00	25.16%
Total RENTAL INCOME		3,644.00	3,489.00	155.00	4.44%
Total NET RENTAL INCOME		3,644.00	3,489.00	155.00	4.44%
Total Budgeted Operating Income		3,644.00	3,489.00	155.00	4.44%
Expense					
RENTING EXPENSES					
60030	Forms/Office Supplies	4.95	5.00	0.05	1.00%
Total RENTING EXPENSES		4.95	5.00	0.05	1.00%
ADMINISTRATIVE EXPENSES					
60295	Resident Manager Expense	86.87	100.00	13.13	13.13%
60330	Management Fee	182.20	174.45	-7.75	-4.44%
60405	Asset Management Fee	0.00	30.00	30.00	100.00%
60420	H/O Association Dues	675.00	675.00	0.00	0.00%
60455	Professional Dues/ Subscriptions	4.32	0.00	-4.32	0.00%
Total ADMINISTRATIVE EXPENSES		948.39	979.45	31.06	3.17%
UTILITY EXPENSES					
60625	Garbage/Trash	0.00	54.00	54.00	100.00%
60630	Water	146.49	145.00	-1.49	-1.03%
60635	Sewer	158.42	90.00	-68.42	-76.02%
Total UTILITY EXPENSES		304.91	289.00	-15.91	-5.51%
MAINTENANCE EXPENSES					
61065	Repairs - Labor	1,052.86	300.00	-752.86	-250.95%
61075	Repairs - Materials	15.30	25.00	9.70	38.80%
Total MAINTENANCE EXPENSES		1,068.16	325.00	-743.16	-228.66%
TAX and INSURANCE EXPENSE					
70005	Insurance	143.18	164.00	20.82	12.70%
Total TAX and INSURANCE EXPENSE		143.18	164.00	20.82	12.70%
Total Budgeted Operating Expense		2,469.59	1,762.45	-707.14	-40.12%
Total Budgeted Operating Income		3,644.00	3,489.00	155.00	4.44%

Budget - Property Comparison HACB

Account Number	Account Name	Evanswood Estates 21,25,33 Period Actual	Evanswood Estates 21,25,33 Period Budget	Evanswood Estates 21,25,33 Period \$ Variance	Evanswood Estates 21,25,33 Period % Variance
	Total Budgeted Operating Expense	2,469.59	1,762.45	-707.14	-40.12%
	NOI - Net Operating Income	1,174.41	1,726.55	-552.14	-31.98%
	Total Budgeted Income	3,644.00	3,489.00	155.00	4.44%
	Total Budgeted Expense	2,469.59	1,762.45	-707.14	-40.12%
	Net Income	1,174.41	1,726.55	-552.14	-31.98%

Mayer Commons October 2025



Monthly Highlights:

Updates - Total Rental Income for October was \$3,915.53, under budget by -30.58%. Affected by leasing which has slowed down.

Occupancy -

- ✓ Occupancy improved to 58.3%. We had three move-ins for October.
- ✓ Unit #A moved in on 10/2/25.
- ✓ Unit #C moved in on 10/20/25.
- ✓ Unit #K moved in 10/24/25
- ✓ Leasing has slowed down in November.

Expense Variances -

- ✓ Total Budgeted Operating Expenses in October totaled \$4,494.48, slightly over budget by -5.14%.

Distributions -

- ✓ No owner distribution for October. There was no distribution year-to-date.

NEW MOVE-IN UNIT #C



Budget - Property Comparison HACB

Properties: Mayer Commons - 1561 Kay Court Paradise, CA 95969

Period Range: Oct 2025 to Oct 2025

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Mayer Commons Period Actual	Mayer Commons Period Budget	Mayer Commons Period \$ Variance	Mayer Commons Period % Variance
Income					
NET RENTAL INCOME					
RENTAL INCOME					
50010	Rents - Potential	7,628.82	8,244.00	-615.18	-7.46%
50030	Vacancy Loss	-3,713.29	-2,604.00	-1,109.29	-42.60%
	Total RENTAL INCOME	3,915.53	5,640.00	-1,724.47	-30.58%
	Total NET RENTAL INCOME	3,915.53	5,640.00	-1,724.47	-30.58%
SERVICE INCOME					
56045	Application Fees	30.00	0.00	30.00	0.00%
	Total SERVICE INCOME	30.00	0.00	30.00	0.00%
	Total Budgeted Operating Income	3,945.53	5,640.00	-1,694.47	-30.04%
Expense					
RENTING EXPENSES					
60020	Advertising	305.97	600.00	294.03	49.00%
60030	Forms/Office Supplies	8.48	25.00	16.52	66.08%
60040	Referral Fees	0.00	300.00	300.00	100.00%
	Total RENTING EXPENSES	314.45	925.00	610.55	66.01%
ADMINISTRATIVE EXPENSES					
60280	Credit Reports	92.90	180.00	87.10	48.39%
60295	Resident Manager Expense	32.19	0.00	-32.19	0.00%
60330	Management Fee	254.51	366.60	112.09	30.58%
60340	Miscellaneous	41.46	0.00	-41.46	0.00%
60405	Asset Management Fee	124.00	124.00	0.00	0.00%
60435	Leasing Commission	0.00	1,200.00	1,200.00	100.00%
60450	Leasing Consultant Expense	0.00	120.00	120.00	100.00%
60455	Professional Dues/ Subscriptions	47.26	0.00	-47.26	0.00%
	Total ADMINISTRATIVE EXPENSES	592.32	1,990.60	1,398.28	70.24%
UTILITY EXPENSES					
60610	Electricity	593.86	85.00	-508.86	-598.66%
60620	Exterminator	0.00	70.00	70.00	100.00%
60625	Garbage/Trash	254.05	254.00	-0.05	-0.02%
60630	Water	270.04	500.00	229.96	45.99%
60660	Equipment Rental Fee	208.27	0.00	-208.27	0.00%
	Total UTILITY EXPENSES	1,326.22	909.00	-417.22	-45.90%
MAINTENANCE EXPENSES					
61005	Landscape Maintenance - Contract	975.00	400.00	-575.00	-143.75%
61025	On-Site Ground Staff	69.63	0.00	-69.63	0.00%

Budget - Property Comparison HACB

Account Number	Account Name	Mayer Commons Period Actual	Mayer Commons Period Budget	Mayer Commons Period \$ Variance	Mayer Commons Period % Variance
61065	Repairs - Labor	16.86	0.00	-16.86	0.00%
61170	Service Fire Alarm	0.00	50.00	50.00	100.00%
	Total MAINTENANCE EXPENSES	1,061.49	450.00	-611.49	-135.89%
	OWNER OPERATING EXPENSES				
61485	Lease Commissions	1,200.00	0.00	-1,200.00	0.00%
	Total OWNER OPERATING EXPENSES	1,200.00	0.00	-1,200.00	0.00%
	Total Budgeted Operating Expense	4,494.48	4,274.60	-219.88	-5.14%
	Total Budgeted Operating Income	3,945.53	5,640.00	-1,694.47	-30.04%
	Total Budgeted Operating Expense	4,494.48	4,274.60	-219.88	-5.14%
	NOI - Net Operating Income	-548.95	1,365.40	-1,914.35	-140.20%
	Other Expense				
	FINANCIAL EXPENSES				
79065	Capital Repl Resv 2021	0.00	500.00	500.00	100.00%
	Total FINANCIAL EXPENSES	0.00	500.00	500.00	100.00%
	Total Budgeted Other Expense	0.00	500.00	500.00	100.00%
	Net Other Income	0.00	-500.00	500.00	100.00%
	Total Budgeted Income	3,945.53	5,640.00	-1,694.47	-30.04%
	Total Budgeted Expense	4,494.48	4,774.60	280.12	5.87%
	Net Income	-548.95	865.40	-1,414.35	-163.43%

Lincoln Apartments October 2025



Monthly Highlights:

Updates - Total Rental Income for October was slightly under budget by 0.21%, totaling \$16,382.00.

Occupancy -

- ✓ Currently, we are 100% occupied with no new notices.

Rent Collection -

- ✓ There are no delinquent rents for October 2025.

Expense Variances -

- ✓ Total Budgeted Operating Expenses over budget by 17.54% for the month, primarily due to an increase in work orders for the month.

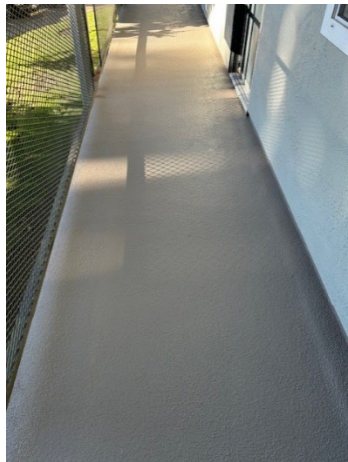
Capital Improvements -

- ✓ No capital improvements for October.

Owner Distributions -

- ✓ No owner distribution for October. There was no distribution year-to-date.

DECK COATING



Budget - Property Comparison HACB

Properties: Lincoln Apartments - 474 E 12th Street Chico, CA 95928

Period Range: Oct 2025 to Oct 2025

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Lincoln Apartments Period Actual	Lincoln Apartments Period Budget	Lincoln Apartments Period \$ Variance	Lincoln Apartments Period % Variance
Income					
NET RENTAL INCOME					
RENTAL INCOME					
50010	Rents - Potential	17,240.00	17,274.00	-34.00	-0.20%
50015	Manager Unit	-858.00	-858.00	0.00	0.00%
Total RENTAL INCOME		16,382.00	16,416.00	-34.00	-0.21%
Total NET RENTAL INCOME		16,382.00	16,416.00	-34.00	-0.21%
SERVICE INCOME					
56035	Laundry Income	579.88	370.00	209.88	56.72%
56105	Interest - General Savings	0.26	1.00	-0.74	-74.00%
56140	Interest - General Checking	0.17	0.00	0.17	0.00%
Total SERVICE INCOME		580.31	371.00	209.31	56.42%
Total Budgeted Operating Income		16,962.31	16,787.00	175.31	1.04%
Expense					
RENTING EXPENSES					
60020	Advertising	53.20	54.00	0.80	1.48%
60030	Forms/Office Supplies	40.69	65.00	24.31	37.40%
Total RENTING EXPENSES		93.89	119.00	25.11	21.10%
ADMINISTRATIVE EXPENSES					
60295	Resident Manager Expense	224.13	275.00	50.87	18.50%
60330	Management Fee	901.01	902.88	1.87	0.21%
60350	Cellular	69.10	72.00	2.90	4.03%
60355	Internet	73.60	82.00	8.40	10.24%
60357	Software	25.92	0.00	-25.92	0.00%
60405	Asset Management Fee	224.00	224.00	0.00	0.00%
60440	License and Permits	27.00	32.00	5.00	15.63%
Total ADMINISTRATIVE EXPENSES		1,544.76	1,587.88	43.12	2.72%
UTILITY EXPENSES					
60610	Electricity	817.58	575.00	-242.58	-42.19%
60615	Gas	43.91	47.00	3.09	6.57%
60620	Exterminator	84.00	84.00	0.00	0.00%
60625	Garbage/Trash	193.94	194.00	0.06	0.03%
60630	Water	537.78	433.00	-104.78	-24.20%
60635	Sewer	417.43	411.00	-6.43	-1.56%
Total UTILITY EXPENSES		2,094.64	1,744.00	-350.64	-20.11%
MAINTENANCE EXPENSES					
61005	Landscape Maintenance - Contract	365.00	405.00	40.00	9.88%
61015	Irrigation Repairs	50.00	0.00	-50.00	0.00%

Budget - Property Comparison HACB

Account Number	Account Name	Lincoln Apartments Period Actual	Lincoln Apartments Period Budget	Lincoln Apartments Period \$ Variance	Lincoln Apartments Period % Variance
61065	Repairs - Labor	1,564.41	750.00	-814.41	-108.59%
61070	On-Site Maintenance Staff	0.00	100.00	100.00	100.00%
61075	Repairs - Materials	0.00	250.00	250.00	100.00%
61095	Service - Appliances	246.14	0.00	-246.14	0.00%
61100	Service - Equipment	0.00	150.00	150.00	100.00%
61115	Service - Water Heater	187.49	0.00	-187.49	0.00%
	Total MAINTENANCE EXPENSES	2,413.04	1,655.00	-758.04	-45.80%
	TAX and INSURANCE EXPENSE				
70005	Insurance	718.04	734.00	15.96	2.17%
	Total TAX and INSURANCE EXPENSE	718.04	734.00	15.96	2.17%
	Total Budgeted Operating Expense	6,864.37	5,839.88	-1,024.49	-17.54%
	Total Budgeted Operating Income	16,962.31	16,787.00	175.31	1.04%
	Total Budgeted Operating Expense	6,864.37	5,839.88	-1,024.49	-17.54%
	NOI - Net Operating Income	10,097.94	10,947.12	-849.18	-7.76%
	Other Expense				
	FINANCIAL EXPENSES				
79015	Note - Principle and Interest	5,320.00	5,320.00	0.00	0.00%
79065	Capital Repl Resv 2021	450.00	450.00	0.00	0.00%
	Total FINANCIAL EXPENSES	5,770.00	5,770.00	0.00	0.00%
	Total Budgeted Other Expense	5,770.00	5,770.00	0.00	0.00%
	Net Other Income	-5,770.00	-5,770.00	0.00	0.00%
	Total Budgeted Income	16,962.31	16,787.00	175.31	1.04%
	Total Budgeted Expense	12,634.37	11,609.88	-1,024.49	-8.82%
	Net Income	4,327.94	5,177.12	-849.18	-16.40%

Park Place October 2025



Monthly Highlights:

Updates - Total Rental Income exceeded the budget by 2.79%, totaling \$31,206.88.

Occupancy -

- ✓ We concluded October with 97.5% occupancy.
- ✓ Unit #7 is vacant. We are working with a prospective resident to qualify.
- ✓ Unit #39 is on notice with a move-out date of 11/24/25.

Rent Collection -

- ✓ There are no delinquent rents for October 2025

Expense Variances -

- ✓ Total Budgeted Operating Expenses for October were over budget, at -9.96% at \$15,420.32. Overage due to miscellaneous work orders for Repairs-Labor and Repairs-Materials.
- ✓ Net Operating Income for October was slightly over budget by -2.94%, totaling \$16,460.50.

Capital Improvements -

- ✓ No capital improvements in October.

Owner Distributions -

- ✓ No owner distribution for October. There was no distribution year-to-date.

UNIT #7 RENT READY FOR MOVE-IN



Budget - Property Comparison HACB

Properties: Park Place Apartments - 2105 Park Avenue Oroville, CA 95966

Period Range: Oct 2025 to Oct 2025

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Park Place Apartments Period Actual	Park Place Apartments Period Budget	Park Place Apartments Period \$ Variance	Park Place Apartments Period % Variance
Income					
NET RENTAL INCOME					
RENTAL INCOME					
50010	Rents - Potential	32,339.43	31,821.00	518.43	1.63%
50015	Manager Unit	-760.00	-760.00	0.00	0.00%
50030	Vacancy Loss	-372.55	-700.00	327.45	46.78%
Total RENTAL INCOME		31,206.88	30,361.00	845.88	2.79%
Total NET RENTAL INCOME		31,206.88	30,361.00	845.88	2.79%
SERVICE INCOME					
56010	Late Charges	50.00	25.00	25.00	100.00%
56015	Cleaning	255.00	150.00	105.00	70.00%
56020	Repairs and Maintenance	0.00	150.00	-150.00	-100.00%
56035	Laundry Income	365.34	295.00	70.34	23.84%
56105	Interest - General Savings	3.37	1.00	2.37	237.00%
56140	Interest - General Checking	0.23	0.00	0.23	0.00%
Total SERVICE INCOME		673.94	621.00	52.94	8.52%
Total Budgeted Operating Income		31,880.82	30,982.00	898.82	2.90%
Expense					
RENTING EXPENSES					
60020	Advertising	80.00	80.00	0.00	0.00%
60030	Forms/Office Supplies	113.07	210.00	96.93	46.16%
60035	Resident Activities	0.00	110.00	110.00	100.00%
Total RENTING EXPENSES		193.07	400.00	206.93	51.73%
ADMINISTRATIVE EXPENSES					
60280	Credit Reports	0.00	35.00	35.00	100.00%
60290	Legal - Evictions	0.00	1,300.00	1,300.00	100.00%
60295	Resident Manager Expense	741.00	465.00	-276.00	-59.35%
60330	Management Fee	1,601.69	1,518.05	-83.64	-5.51%
60340	Miscellaneous	0.00	20.00	20.00	100.00%
60345	Telephone	0.00	65.00	65.00	100.00%
60350	Cellular	69.10	0.00	-69.10	0.00%
60355	Internet	255.35	260.00	4.65	1.79%
60357	Software	57.60	0.00	-57.60	0.00%
60405	Asset Management Fee	400.00	400.00	0.00	0.00%
60440	License and Permits	27.00	0.00	-27.00	0.00%
Total ADMINISTRATIVE EXPENSES		3,151.74	4,063.05	911.31	22.43%
UTILITY EXPENSES					
60610	Electricity	666.74	549.00	-117.74	-21.45%

Budget - Property Comparison HACB

Account Number	Account Name	Park Place Apartments Period Actual	Park Place Apartments Period Budget	Park Place Apartments Period \$ Variance	Park Place Apartments Period % Variance
60615	Gas	23.70	72.00	48.30	67.08%
60620	Exterminator	760.00	280.00	-480.00	-171.43%
60625	Garbage/Trash	327.66	350.00	22.34	6.38%
60630	Water	1,159.18	1,020.00	-139.18	-13.65%
60635	Sewer	2,524.40	1,897.00	-627.40	-33.07%
	Total UTILITY EXPENSES	5,461.68	4,168.00	-1,293.68	-31.04%
	APARTMENT TURNOVER EXPENSES				
60805	T/O Apt Cleaning	0.00	250.00	250.00	100.00%
60810	T/O Carpet Cleaning	130.00	100.00	-30.00	-30.00%
60835	T/O Interior Repairs - Labor	0.00	900.00	900.00	100.00%
60840	T/O Interior Repairs - Materials	0.00	600.00	600.00	100.00%
	Total APARTMENT TURNOVER EXPENSES	130.00	1,850.00	1,720.00	92.97%
	MAINTENANCE EXPENSES				
61005	Landscape Maintenance - Contract	800.00	800.00	0.00	0.00%
61045	On-Site Cleaning Staff	167.00	0.00	-167.00	0.00%
61065	Repairs - Labor	1,793.30	1,000.00	-793.30	-79.33%
61070	On-Site Maintenance Staff	31.31	0.00	-31.31	0.00%
61075	Repairs - Materials	2,027.96	160.00	-1,867.96	-1,167.48%
61085	Service - Building	0.00	200.00	200.00	100.00%
61095	Service - Appliances	298.67	0.00	-298.67	0.00%
	Total MAINTENANCE EXPENSES	5,118.24	2,160.00	-2,958.24	-136.96%
	TAX and INSURANCE EXPENSE				
70005	Insurance	1,365.59	1,382.00	16.41	1.19%
	Total TAX and INSURANCE EXPENSE	1,365.59	1,382.00	16.41	1.19%
	Total Budgeted Operating Expense	15,420.32	14,023.05	-1,397.27	-9.96%
	Total Budgeted Operating Income	31,880.82	30,982.00	898.82	2.90%
	Total Budgeted Operating Expense	15,420.32	14,023.05	-1,397.27	-9.96%
	NOI - Net Operating Income	16,460.50	16,958.95	-498.45	-2.94%
	Other Expense				
	CAPITAL IMPROVEMENTS				
75145	Refrigerator	0.00	800.00	800.00	100.00%
	Total CAPITAL IMPROVEMENTS	0.00	800.00	800.00	100.00%
	FINANCIAL EXPENSES				
79015	Note - Principle and Interest	11,822.00	11,821.67	-0.33	0.00%
79065	Capital Repl Resv 2021	1,000.00	1,000.00	0.00	0.00%
	Total FINANCIAL EXPENSES	12,822.00	12,821.67	-0.33	0.00%
	Total Budgeted Other Expense	12,822.00	13,621.67	799.67	5.87%

Budget - Property Comparison HACB

Account Number	Account Name	Park Place Apartments Period Actual	Park Place Apartments Period Budget	Park Place Apartments Period \$ Variance	Park Place Apartments Period % Variance
	Net Other Income	-12,822.00	-13,621.67	799.67	5.87%
	Total Budgeted Income	31,880.82	30,982.00	898.82	2.90%
	Total Budgeted Expense	28,242.32	27,644.72	-597.60	-2.16%
	Net Income	3,638.50	3,337.28	301.22	9.03%

Property Update – October 31, 2025

Gridley Springs 1 (GS1)

Occupancy

- Current vacancies: **1unit**

Move-Ins

- **Unit #30** being filled **1st** week of Nov.

Maintenance

- GSI: Unit #30 Flooring going in Oct 31st.
- Installing Smoke detectors for WNC Inspection Tues Nov 4th (Jim Spurlock)

Gridley Springs 2 (GS2)

Occupancy

- Current vacancies: **2 units**

Move-ins

- **Unit #16** – New Applicant processing for 1st week in Nov.
- **Unit #1** -Approved Applicant moving in Tues Nov 4th.

Maintenance

- Monitoring Vendors turning vacant units. Ensuring INSPIRE compliance during unit turns
- Cleaning garbage spaces
- Parking lot striping
- Preventative Maintenance Log update in progress
- Gutter cleaning internal
- Laundry room internal winter cleaning vents and debri

Regional Manager

- **Melissa Runyon** In Place

Community Manager

- **Michelle Vargas** in Place

Maintenance Tech

- **Taylor Mader** in Place
-

Gridley Springs 2 Budget Comparison October 31, 2025

	Month Ending 10/31/2025				Year to Date 10/31/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Rental Income								
5120 - Rent Revenue -- Gross Potential	19,651.50	19,651.50	0.00	0.00	19,651.50	19,651.50	0.00	0.00
5180 - Local Section 8 Subsidy Revenue	500.00	500.00	0.00	0.00	500.00	500.00	0.00	0.00
5195 - Leases Less than Market	363.50	0.00	363.50	100.00	363.50	0.00	363.50	100.00
Total Rental Income	20,515.00	20,151.50	363.50	1.80	20,515.00	20,151.50	363.50	1.80
Vacancy, Losses & Concessions								
5220 - Vacancy Loss - Apartments	(2,734.00)	(589.89)	(2,144.11)	(363.47)	(2,734.00)	(589.89)	(2,144.11)	(363.47)
Total Vacancy, Losses & Concessions	(2,734.00)	(589.89)	(2,144.11)	(363.47)	(2,734.00)	(589.89)	(2,144.11)	(363.47)
Net Rental Income	17,781.00	19,561.61	(1,780.61)	(9.10)	17,781.00	19,561.61	(1,780.61)	(9.10)
Financial Income								
5440 - Interest Revenue -- Replacement Reserve	2.33	0.00	2.33	100.00	2.33	0.00	2.33	100.00
Total Financial Income	2.33	0.00	2.33	100.00	2.33	0.00	2.33	100.00
Other Income								
5910 - Laundry Revenue	0.00	10.83	(10.83)	(100.00)	0.00	10.83	(10.83)	(100.00)
5920 - Tenant Charges (Late Fees, Damages)	0.00	83.33	(83.33)	(100.00)	0.00	83.33	(83.33)	(100.00)
Total Other Income	0.00	94.16	(94.16)	(100.00)	0.00	94.16	(94.16)	(100.00)
Total Income	17,783.33	19,655.77	(1,872.44)	(9.52)	17,783.33	19,655.77	(1,872.44)	(9.52)
Expenses								
Administrative Expenses								
6203 - Conventions and Meeting	105.56	29.17	(76.39)	(261.87)	105.56	29.17	(76.39)	(261.87)
6311 - Office Supplies	583.16	791.67	208.51	26.33	583.16	791.67	208.51	26.33
6320 - Management Fee Expense	945.00	1,080.00	135.00	12.50	945.00	1,080.00	135.00	12.50
6330 - Manager Salaries	2,891.01	1,961.25	(929.76)	(47.40)	2,891.01	1,961.25	(929.76)	(47.40)
6340 - Legal Expense - Project	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00
6350 - Audit Expense	0.00	1,083.33	1,083.33	100.00	0.00	1,083.33	1,083.33	100.00
6351 - Bookkeeping Fees/Accounting Services	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00
6390 - Misc. Administrative Expenses	0.00	253.00	253.00	100.00	0.00	253.00	253.00	100.00
Total Administrative Expenses	4,524.73	5,498.42	973.69	17.70	4,524.73	5,498.42	973.69	17.70
Marketing Expenses								
6210 - Advertising and Marketing	0.00	54.17	54.17	100.00	0.00	54.17	54.17	100.00
Total Marketing Expenses	0.00	54.17	54.17	100.00	0.00	54.17	54.17	100.00
Utilities								
6450 - Electricity	316.28	254.17	(62.11)	(24.43)	316.28	254.17	(62.11)	(24.43)
6451 - Water	0.00	574.17	574.17	100.00	0.00	574.17	574.17	100.00

Gridley Springs 2 Budget Comparison October 31, 2025

	Month Ending 10/31/2025				Year to Date 10/31/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6452 - Gas	97.11	102.08	4.97	4.86	97.11	102.08	4.97	4.86
6453 - Sewer	0.00	1,033.33	1,033.33	100.00	0.00	1,033.33	1,033.33	100.00
Total Utilities	413.39	1,963.75	1,550.36	78.94	413.39	1,963.75	1,550.36	78.94
Operating & Maintenance Expenses								
6512 - Maintenance Salaries	2,088.46	1,968.67	(119.79)	(6.08)	2,088.46	1,968.67	(119.79)	(6.08)
6515 - Supplies - Maint. & Repairs	189.27	1,000.00	810.73	81.07	189.27	1,000.00	810.73	81.07
6520 - Contracts - Maint. & Repairs	335.44	3,658.33	3,322.89	90.83	335.44	3,658.33	3,322.89	90.83
6525 - Garbage & Trash Removal	504.62	533.33	28.71	5.38	504.62	533.33	28.71	5.38
6546 - Repairs - HVAC Repairs & Maintenance	(590.00)	141.67	731.67	516.46	(590.00)	141.67	731.67	516.46
6590 - Misc. Operating & Maint Expenses	0.00	958.33	958.33	100.00	0.00	958.33	958.33	100.00
Total Operating & Maintenance Expenses	2,527.79	8,260.33	5,732.54	69.39	2,527.79	8,260.33	5,732.54	69.39
Taxes & Insurance								
6711 - Payroll Taxes	377.16	418.75	41.59	9.93	377.16	418.75	41.59	9.93
6720 - Property & Liability Insurance (Hazard)	6,230.54	10,149.96	3,919.42	38.61	6,230.54	10,149.96	3,919.42	38.61
6722 - Workers Compensation Ins	433.62	339.58	(94.04)	(27.69)	433.62	339.58	(94.04)	(27.69)
6723 - Health Insurance and Other Employee Benefits	190.99	838.25	647.26	77.21	190.99	838.25	647.26	77.21
Total Taxes & Insurance	7,232.31	11,746.54	4,514.23	38.43	7,232.31	11,746.54	4,514.23	38.43
Total Operating Expenses	14,698.22	27,523.21	12,824.99	46.59	14,698.22	27,523.21	12,824.99	46.59
Net Operating Income (Loss)	3,085.11	(7,867.44)	10,952.55	139.21	3,085.11	(7,867.44)	10,952.55	139.21
Net Income (Loss)	3,085.11	(7,867.44)	10,952.55	139.21	3,085.11	(7,867.44)	10,952.55	139.21

MEMO

Date: November 14, 2025

To: HACB Board of Commissioners

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

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 (8) vacancies as of this memo’s date. There was two move-ins and four move-outs in October. Several of the current vacancies are attributed to non-payment of rent and or failure to follow lease policies which AWI lists in their monthly report. 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. In addition, rents have been reduced for the 2-3 bedrooms for a limited time. AWI details current turnover status in the monthly narrative following. AWI’s narrative also details the one unpaid rent balance. AWI is gathering comparable bids for Exterior Painting & Fascia section replacement of all buildings. Exterior Painting is planned for end of 2025 thru the first quarter of 2026. Parking lot bids to repair/replace sections of asphalt have been obtained and work will be completed weather permitting. Annual Tree Trimming is also being bid and planned. Total YTD income is below budget by \$9,727 at \$677,132. YTD vacancy loss being higher than anticipated by \$23,249 at \$99,458. YTD Total expenses are under budget by \$22,202 at \$651,354. This brought Net profit YTD to \$25,778 or \$12,475 more than budget. 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 zero (0) vacancy 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, bingo nights monthly, and weekly card games. A Halloween Party was hosted in October with Pumpkin Painting and a Costume Contest. YTD income is higher than budget by approximately \$65,597 at \$459,136 with overall YTD expenses lower than anticipated by \$14,377 at \$369,148. This brought the property's Net Profit to \$79,970 more than budget, at \$89,988. Work was completed for various areas where there were trip hazards located in common areas and parking lots; photos are within the AWI narrative. Tree Trimming & Path-Lighting underground wiring is also being planned. The property is subject to repositioning, involving refinance, capital improvements and replacements. Whitney Vaughan continues to excel as the new on-site manager. 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 seven (7) vacancies as of this memo. AWI reviews the turnover and market ready status of these 7 units in their report, following. There is one (1) additional 30-day notices as reiterated in AWI’s narrative. 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. Pressure Washing, Exterior Window Cleaning, Facia Repairs & Landscaping needs are being addressed. Roofing repairs, common area flooring, are also being bid and planned. 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.

A karaoke party is being planned as well as a community flu clinic. Butte County Library continues to serve property residents. Total income is up by \$6,903, at \$927,110. Total expenses come in at \$933,663, or \$19,613 more than budget. This brought the YTD net monthly profit to a negative \$6,553. or \$12,710 less than anticipated. Our YTD Maintenance, Operating & Administrative expenses all come in higher than budget. The property is subject to repositioning, involving refinancing and capital improvements. Please find AWI's monthly financials following.



1200 Park Avenue Apartments, Inner Courtyard view

Chico Commons Apartments October 2025



Updates:

Chico Commons currently has 8 vacant units available for occupancy, 2 Move-ins and 4 Move-outs in October.

Vacancies:

- **Unit 05 (60%):** (Personal) Rent Ready
- **Unit 21 (60%):** (Non-Payment) Major repairs, cleaning
- **Unit 17 (60%):** (Personal) Minor repairs remaining
- **Unit 63 (50%):** (Personal) Major repairs, cleaning, applicant in progress.
- **Unit 53 (50%):** (Eviction) Major repairs, Major cleaning
- **Unit 15 (60%):** (Personal) Major repairs, cleaning
- **Unit 01 (60%):** (Skip) Major repairs, cleaning
- **Unit 55 (60%):** (Personal) Major repairs, cleaning, applicant in process

Rent Reduction and Referral Program Update:

- We've temporarily reduced rents for two and three-bedroom units to attract renters.
Additional initiatives include:
 - A new advertising banner on the front of the complex
 - Distribution of resident referral flyers around the area and to local agencies

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



- Running ads on Craigslist containing flyers to attract prospects
- These efforts are aimed at making the property more competitive in the market and attracting quality renters.

Aging Balances:

- **Unit 10:** (Failure to pay) - This household has not set up a payment arrangement; Notices have been issued.

Bids on hand for capital projects:

- Building Painting
 - Brush outs have been reviewed on the walls.
 - Pending approvals on colors and the green light to start.
- Facia Repairs
- Tree Trimming



Chico Commons (p0549)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT RENT										
	Gross Rents	73,794	76,209	-2,415	-3	757,969	762,090	-4,121	-1	914,508
4190-00	Gain/Loss to Lease	1,797	0	1,797	N/A	18,830	0	18,830	N/A	0
5110-00	Vacancies	-7,642	-7,621	-21	0	-99,458	-76,209	-23,249	-31	-91,451
5130-00	Rent Adjustments	0	-135	135	100	0	-1,348	1,348	100	-1,618
5120-00	Admin Unit-Non Rev	-1,049	-1,049	0	0	-10,490	-10,490	0	0	-12,588
	TOTAL TENANT RENT	66,900	67,404	-504	-1	666,851	674,042	-7,192	-1	808,851
PROJECT INCOME										
5510-00	Laundry Income	0	477	-477	-100	2,536	4,772	-2,236	-47	5,727
5520-00	Late Charges	-25	271	-296	-109	2,791	2,711	80	3	3,253
5590-00	Other Tenant Income	-1,818	495	-2,313	-467	-635	4,952	-5,587	-113	5,942
5600-00	Interest Income	123	38	85	223	998	381	618	162	457
5610-00	Interest Income-Restricted Reserve	437	0	437	N/A	4,331	0	4,331	N/A	0
5690-00	Miscellaneous Income	30	0	30	N/A	640	0	640	N/A	0
5340-00	Utility Allowance Preparation	0	0	0	N/A	-363	0	-363	N/A	0
5360-00	Copies/Postage Offset	0	0	0	N/A	-18	0	-18	N/A	0
	TOTAL OTHER PROJECT INCOME	-1,253	1,282	-2,534	-198	10,281	12,816	-2,535	-20	15,379
	TOTAL PROJECT INCOME	65,647	68,686	-3,039	-4	677,132	686,858	-9,727	-1	824,230
PROJECT EXPENSES										
	Maint and Oper Exp	22,198	29,236	7,038	24	272,726	292,358	19,632	7	350,829
	Utilities	8,681	10,954	2,273	21	81,403	109,538	28,135	26	131,445
	Administrative	21,886	10,985	-10,901	-99	165,470	109,849	-55,621	-51	131,819
	Taxes and Insurance	4,111	4,193	82	2	40,422	41,932	1,510	4	50,318
	Other Taxes and Insurance	2,106	4,215	2,109	50	19,005	42,151	23,146	55	50,581
	Other Project Expenses	718	1,589	871	55	10,488	15,888	5,400	34	19,065
	TOTAL O/M EXPENSES	59,699	61,171	1,472	2	589,512	611,714	22,202	4	734,057
MORTGAGE AND OWNERS EXPENSE										
	Interest Expense	2,604	2,604	0	0	26,042	26,042	0	0	31,250
7815-00	Administrative General Partner Fees	1,080	1,080	0	0	10,800	10,800	0	0	12,960
1290-00	Reserve Transfers	2,500	2,500	0	0	25,000	25,000	0	0	30,000
	TOTAL MORTGAGE AND OWNERS EXP	6,184	6,184	0	0	61,842	61,842	0	0	74,210
	TOTAL PROJECT EXPENSES	65,883	67,356	1,472	2	651,354	673,556	22,202	3	808,267
	NET PROFIT (LOSS)	-236	1,330	-1,566	-118	25,778	13,302	12,475	94	15,963
OTHER CASH FLOW ITEMS:										
	Reserve Transfers	-437	0	-437	N/A	-31,480	0	-31,480	N/A	0
	T and I Transfers	-4,273	0	-4,273	N/A	-42,326	0	-42,326	N/A	0
1220-00	Cash-Security Deposits 1	-34	0	-34	N/A	-34	0	-34	N/A	0
1310-00	Receivable-Tenant	4,700	0	4,700	N/A	-1,006	0	-1,006	N/A	0
2320-00	Security Deposits	-650	0	-650	N/A	801	0	801	N/A	0
8100-00	Authorized Reserve-Other	0	-11,783	11,783	100	-40,340	-117,833	77,493	66	-141,400

Chico Commons (p0549)
Budget Comparison
Period = Oct 2025
Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2010-00	Other Receivables	5,111	0	5,111	N/A	-737	0	-737	N/A	0
	AP-Trade Vendors	0	0	0	N/A	-67,525	0	-67,525	N/A	0
	AP-Other	2,300	0	2,300	N/A	2,300	0	2,300	N/A	0
TOTAL OTHER CASH FLOW ITEMS		6,716	-11,783	18,499	157	-180,348	-117,833	-62,514	-53	-141,400
NET OPERATING CASH CHANGE		6,480	-10,453	16,933	162	-154,570	-104,531	-50,039	-48	-125,437

Chico Commons (p0549)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = awi_exp

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Maintenance and Operating Expenses										
6510-00	Maintenance Wages-Base	9,394	6,555	-2,839	-43	64,124	65,550	1,426	2	78,660
6510-10	Maintenance Wages-Overtime	6	0	-6	N/A	6	0	-6	N/A	0
6820-00	Tenant Services-General	0	42	42	100	0	417	417	100	500
6880-00	Pest Control-Svc Contract	2,230	996	-1,234	-124	8,131	9,957	1,826	18	11,948
6890-00	Fire/Alarm-Svc Contract	0	740	740	100	3,340	7,400	4,060	55	8,880
6895-00	Cable-Internet/TV Service	0	103	103	100	874	1,028	154	15	1,234
7010-00	R/M Contract-General	745	3,000	2,255	75	27,043	30,003	2,960	10	36,004
7015-00	R/M Contract-Plumbing	0	468	468	100	4,445	4,682	237	5	5,618
7020-00	R/M Contract-Electrical	0	0	0	N/A	139	0	-139	N/A	0
7025-00	R/M Contract-HVAC	99	1,539	1,440	94	4,760	15,392	10,632	69	18,471
7030-00	R/M Contract-Carpet Cleaning	0	92	92	100	914	919	5	1	1,103
7055-00	Janitorial Services	100	0	-100	N/A	100	0	-100	N/A	0
7065-00	Grounds-Svc Contract	0	2,219	2,219	100	16,950	22,192	5,242	24	26,630
7110-00	Janitorial Supplies	0	137	137	100	787	1,373	586	43	1,648
7115-00	Painting and Decorating	0	775	775	100	2,420	7,748	5,328	69	9,298
7120-00	R/M Supplies-General	8,429	3,707	-4,722	-127	42,876	37,071	-5,805	-16	44,485
7220-00	Unit Cleaning	329	0	-329	N/A	329	0	-329	N/A	0
7510-00	R/M Replacement-General	0	5,733	5,733	100	42,007	57,333	15,327	27	68,800
7545-10	R/M Flooring Replacement-1Bed	0	2,400	2,400	100	15,674	24,000	8,326	35	28,800
7550-00	R/M Replacement-Refrigerator	0	729	729	100	5,435	7,292	1,857	25	8,750
7555-00	R/M Replacement-Dishwasher	865	0	-865	N/A	865	0	-865	N/A	0
7565-00	R/M Replacement-Other Appliance	0	0	0	N/A	3,997	0	-3,997	N/A	0
7570-00	R/M Replacement-HVAC Unit	0	0	0	N/A	27,511	0	-27,511	N/A	0
Total Maint and Operating Exp		22,198	29,236	7,038	24	272,726	292,358	19,632	7	350,829
Utilities:										
6210-00	Electricity-Common Areas	0	1,003	1,003	100	8,260	10,034	1,774	18	12,041
6210-10	Electricity-Units	1,020	0	-1,020	N/A	1,283	0	-1,283	N/A	0
6220-00	Water-Domestic	1,200	2,755	1,555	56	20,930	27,548	6,618	24	33,058
6220-10	Water-Irrigation	0	0	0	N/A	3,382	0	-3,382	N/A	0
6230-00	Sewer-Standard Billing	1,564	2,747	1,183	43	15,809	27,466	11,656	42	32,959
6240-00	Gas/Heating Fuel-Units	1,264	1,934	670	35	12,553	19,339	6,787	35	23,207
6240-10	Gas/Heating Fuel-Common Areas	2,533	0	-2,533	N/A	3,881	0	-3,881	N/A	0
6250-00	Trash-Standard Pickup	1,100	2,515	1,415	56	15,305	25,150	9,845	39	30,180
Total Utilities		8,681	10,954	2,273	21	81,403	109,538	28,135	26	131,445
Administrative:										
5190-00	Bad Debt Expense	6,220	0	-6,220	N/A	30,778	0	-30,778	N/A	0
6320-00	Managment Fees	4,032	4,032	0	0	40,320	40,320	0	0	48,384
6410-00	Audit Fees	1,000	1,000	0	0	10,000	10,000	0	0	12,000
6430-00	Legal-Evictions	0	833	833	100	14,308	8,333	-5,974	-72	10,000
6520-00	Manager Wages-Base	9,438	4,950	-4,488	-91	64,882	49,502	-15,380	-31	59,402
6520-10	Manager Wages-Overtime	350	0	-350	N/A	350	0	-350	N/A	0
6700-10	P/M IT	0	0	0	N/A	338	0	-338	N/A	0

Chico Commons (p0549)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = awi_exp

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6700-30	P/M Software-Yardi	663	0	-663	N/A	1,062	0	-1,062	N/A	0
6710-20	Cell Phone Reimbursement	169	0	-169	N/A	169	0	-169	N/A	0
6910-00	Other Admin-General	0	169	169	100	3,222	1,694	-1,528	-90	2,033
6910-30	Other Admin-Other	0	0	0	N/A	0	0	0	N/A	0
6930-00	Mileage	14	0	-14	N/A	41	0	-41	N/A	0
Total Administrative Expense		21,886	10,985	-10,901	-99	165,470	109,849	-55,621	-51	131,819
Taxes and Insurance										
6100-00	Real Estate Taxes	0	82	82	100	0	825	825	100	990
6150-00	Property Insurance-GL	4,111	4,111	0	0	40,422	41,107	685	2	49,328
Total Taxes and Insurance Expense		4,111	4,193	82	2	40,422	41,932	1,510	4	50,318
Other Taxes and Insurance										
6120-00	Other Taxes/Fees/Permits	0	192	192	100	2,515	1,920	-595	-31	2,304
6170-00	Bond Premiums	0	32	32	100	429	323	-106	-33	388
6540-00	Employer Social Security	1,187	1,118	-69	-6	10,958	11,182	224	2	13,418
6540-10	Employer Medicare	278	0	-278	N/A	278	0	-278	N/A	0
6540-40	401(k) Match (Employer)	32	0	-32	N/A	32	0	-32	N/A	0
6550-00	Workers Comp Insurance	605	501	-103	-21	4,723	5,012	288	6	6,014
6555-00	Personnel Medical Insurance	0	2,371	2,371	100	65	23,714	23,649	100	28,457
6560-00	Life Insurance	4	0	-4	N/A	4	0	-4	N/A	0
Total Other Taxes and Insurance		2,106	4,215	2,109	50	19,005	42,151	23,146	55	50,581
Other Project Expenses										
6610-00	Advertising	0	54	54	100	64	542	477	88	650
6620-00	Credit Checking	0	100	100	100	0	1,000	1,000	100	1,200
6710-00	Telephone	430	258	-172	-67	2,533	2,580	47	2	3,096
6710-10	Internet	236	272	36	13	1,462	2,715	1,253	46	3,258
6715-30	Toner/Copier Expense	0	188	188	100	1,291	1,881	590	31	2,257
6720-00	Postage/Freight	52	89	36	41	607	888	280	32	1,065
6730-00	Office Supplies/Expense	0	266	266	100	2,700	2,656	-44	-2	3,187
6735-00	Office Furniture and Equipment	0	208	208	100	839	2,083	1,245	60	2,500
6940-00	Travel and Promotion	0	71	71	100	145	709	564	80	851
6950-00	Training Expense	0	65	65	100	321	647	326	50	776
6955-00	Employee Meals	0	19	19	100	526	188	-339	-181	225
Total Other Project Expenses		718	1,589	871	55	10,488	15,888	5,400	34	19,065
Mortgage and Owners Expense										
7445-00	Interest-Construction Loan	-20,833	0	20,833	N/A	0	0	0	N/A	0
7430-00	Interest-Local Agency	23,438	2,604	-20,833	-800	26,042	26,042	0	0	31,250
7815-00	Administrative General Partner Fees	1,080	1,080	0	0	10,800	10,800	0	0	12,960
1290-00	Reserve Transfers	2,500	2,500	0	0	25,000	25,000	0	0	30,000
Total Mortgage and Owners Exp		6,184	6,184	0	0	61,842	61,842	0	0	74,210
Total Expenses		65,883	67,356	1,472	2	651,354	673,556	22,202	3	808,267

Reserves

Chico Commons (p0549)
Budget Comparison
Period = Oct 2025
Book = Accrual ; Tree = awi_exp

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8100-00	Authorized Reserve-Other	0	11,783	11,783	100	40,340	117,833	77,493	66	141,400
Total Reserves		0	11,783	11,783	100	40,340	117,833	77,493	66	141,400

**Walker Commons
October 2025**



Updates:

- 100% occupied.

Landscaping Improvements:

- Bushes cleared around trees for proper aphid treatment.
- Crusher dust installed in the new concrete area

Bids on hand for capital projects:

- Exploring gutter guards for the site.
- Looking into bids for Fascia repairs.

Events:

- A Halloween Party was hosted on 10/31/25
 - Pumpkin Painting
 - Costume Contest
 - Including costume contests with residents and dog participations.
- The site continues to host bingo events monthly.
- We have expanded events to include weekly card games as well. The games are a great success and appreciated by the residents.
- Will be planning a birthday cake event monthly for the site soon.

Projects:

- Concrete repairs are completed
- Bush clearing for Aphid treatments





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Walker Commons (p0550)
Budget Comparison
 Period = Oct 2025
 Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT RENT										
	Gross Rents	38,707	40,596	-1,888	-5	379,701	405,955	-26,254	-6	487,146
4190-00	Gain/Loss to Lease	8,820	0	8,820	N/A	85,549	0	85,549	N/A	0
5110-00	Vacancies	0	-609	609	100	-9,514	-6,089	-3,425	-56	-7,307
5130-00	Rent Adjustments	0	-18	18	100	0	-180	180	100	-216
5120-00	Admin Unit-Non Rev	-906	-906	0	0	-9,060	-9,060	0	0	-10,872
	TOTAL TENANT RENT	46,621	39,063	7,558	19	446,676	390,626	56,050	14	468,751
PROJECT INCOME										
5510-00	Laundry Income	0	272	-272	-100	3,232	2,718	514	19	3,262
5520-00	Late Charges	17	4	13	308	1,226	42	1,184	2,842	50
5530-00	Application Fees	0	0	0	N/A	-25	0	-25	N/A	0
5590-00	Other Tenant Income	0	9	-9	-100	1,308	92	1,217	1,327	110
5600-00	Interest Income	202	6	196	3,219	1,466	61	1,406	2,311	73
5610-00	Interest Income-Restricted Reserve	556	0	556	N/A	5,535	0	5,535	N/A	0
5340-00	Utility Allowance Preparation	0	0	0	N/A	-283	0	-283	N/A	0
	TOTAL OTHER PROJECT INCOME	775	291	484	166	12,460	2,912	9,547	328	3,495
	TOTAL PROJECT INCOME	47,396	39,354	8,042	20	459,136	393,538	65,597	17	472,246
PROJECT EXPENSES										
	Maint and Oper Exp	10,257	14,480	4,224	29	155,735	144,804	-10,931	-8	173,765
	Utilities	3,233	4,920	1,687	34	30,408	49,201	18,793	38	59,041
	Administrative	13,209	8,827	-4,382	-50	93,848	88,272	-5,576	-6	105,927
	Taxes and Insurance	2,572	2,585	13	0	25,266	25,853	587	2	31,024
	Other Taxes and Insurance	2,234	3,702	1,469	40	27,191	37,022	9,831	27	44,427
	Other Project Expenses	381	1,028	648	63	8,616	10,284	1,668	16	12,341
	TOTAL O/M EXPENSES	31,886	35,544	3,658	10	341,065	355,437	14,373	4	426,525
MORTGAGE AND OWNERS EXPENSE										
	Interest Expense	1,250	1,250	0	0	12,500	12,500	0	0	15,000
7810-00	Managing General Partner Fees	-625	0	625	N/A	0	0	0	N/A	0
7815-00	Administrative General Partner Fees	1,250	625	-625	-100	6,250	6,250	0	0	7,500
1290-00	Reserve Transfers	933	933	0	0	9,333	9,333	0	0	11,200
	TOTAL MORTGAGE AND OWNERS EXP	2,808	2,808	0	0	28,083	28,083	0	0	33,700
	TOTAL PROJECT EXPENSES	34,694	38,352	3,658	10	369,148	383,521	14,372	4	460,225
	NET PROFIT (LOSS)	12,702	1,002	11,700	1,168	89,988	10,018	79,970	798	12,021
OTHER CASH FLOW ITEMS:										
	Reserve Transfers	-556	0	-556	N/A	-105,535	0	-105,535	N/A	0
	T and I Transfers	-2,647	0	-2,647	N/A	-26,171	0	-26,171	N/A	0
1220-00	Cash-Security Deposits 1	-16	0	-16	N/A	-16	0	-16	N/A	0
1310-00	Receivable-Tenant	471	0	471	N/A	-1,178	0	-1,178	N/A	0
2320-00	Security Deposits	0	0	0	N/A	-861	0	-861	N/A	0
8100-00	Authorized Reserve-Other	0	-6,458	6,458	100	0	-64,583	64,583	100	-77,500

Walker Commons (p0550)
Budget Comparison
 Period = Oct 2025
 Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
	Other Receivables	3,572	0	3,572	N/A	-458	0	-458	N/A	0
2010-00	AP-Trade Vendors	-150	0	-150	N/A	-19,365	0	-19,365	N/A	0
2120-00	AP-Other	394	0	394	N/A	394	0	394	N/A	0
2232-00	Accrued Interest-ROA	1,250	0	1,250	N/A	2,500	0	2,500	N/A	0
2210-00	Accrued Managing General Partner Fees	625	0	625	N/A	6,250	0	6,250	N/A	0
	Partners Equity	0	0	0	N/A	-12,898	0	-12,898	N/A	0
TOTAL OTHER CASH FLOW ITEMS		2,943	-6,458	9,401	146	-157,338	-64,583	-92,755	-144	-77,500
NET OPERATING CASH CHANGE		15,645	-5,457	21,101	387	-67,351	-54,566	-12,785	-23	-65,479

Walker Commons (p0550)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = awi_exp

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Maintenance and Operating Expenses										
6510-00	Maintenance Wages-Base	6,046	4,370	-1,676	-38	39,635	43,700	4,065	9	52,440
6510-10	Maintenance Wages-Overtime	15	0	-15	N/A	15	0	-15	N/A	0
6820-00	Tenant Services-General	0	200	200	100	817	2,000	1,183	59	2,400
6830-00	Resident Services-Supplies	206	0	-206	N/A	206	0	-206	N/A	0
6880-00	Pest Control-Svc Contract	0	333	333	100	3,327	3,333	6	0	4,000
6880-10	Pest Control-One-Time	0	0	0	N/A	500	0	-500	N/A	0
6890-00	Fire/Alarm-Svc Contract	0	277	277	100	2,220	2,768	548	20	3,321
6895-00	Cable-Internet/TV Service	130	110	-21	-19	1,263	1,097	-166	-15	1,316
7010-00	R/M Contract-General	212	1,300	1,087	84	8,122	12,998	4,876	38	15,598
7015-00	R/M Contract-Plumbing	380	240	-140	-58	3,835	2,399	-1,436	-60	2,879
7025-00	R/M Contract-HVAC	0	200	200	100	893	2,000	1,107	55	2,400
7030-00	R/M Contract-Carpet Cleaning	0	71	71	100	379	708	329	46	850
7065-00	Grounds-Svc Contract	0	2,008	2,008	100	17,770	20,083	2,313	12	24,100
7110-00	Janitorial Supplies	225	133	-91	-69	2,219	1,331	-888	-67	1,597
7115-00	Painting and Decorating	0	301	301	100	719	3,012	2,294	76	3,615
7120-00	R/M Supplies-General	395	1,089	694	64	13,101	10,891	-2,210	-20	13,069
7125-00	R/M Supplies-Plumbing	185	0	-185	N/A	185	0	-185	N/A	0
7130-00	R/M Supplies-Electrical	431	0	-431	N/A	431	0	-431	N/A	0
7510-00	R/M Replacement-General	112	1,169	1,057	90	24,905	11,692	-13,214	-113	14,030
7530-00	R/M Replacement-Window	179	0	-179	N/A	179	0	-179	N/A	0
7545-10	R/M Flooring Replacement-1Bed	0	1,042	1,042	100	21,799	10,417	-11,383	-109	12,500
7550-00	R/M Replacement-Refrigerator	971	388	-584	-151	8,446	3,875	-4,571	-118	4,650
7560-00	R/M Replacement-Range	771	0	-771	N/A	771	0	-771	N/A	0
7570-00	R/M Replacement-HVAC Unit	0	583	583	100	2,837	5,833	2,996	51	7,000
7580-00	R/M Replacement-Water Heater	0	667	667	100	1,162	6,667	5,505	83	8,000
Total Maint and Operating Exp		10,257	14,480	4,224	29	155,735	144,804	-10,931	-8	173,765
Utilities:										
6210-00	Electricity-Common Areas	0	819	819	100	6,086	8,193	2,107	26	9,832
6210-10	Electricity-Units	747	0	-747	N/A	1,027	0	-1,027	N/A	0
6220-00	Water-Domestic	1,120	775	-345	-45	6,572	7,750	1,178	15	9,300
6230-00	Sewer-Standard Billing	904	2,179	1,275	59	8,843	21,789	12,946	59	26,147
6240-00	Gas/Heating Fuel-Units	68	387	319	82	1,014	3,866	2,852	74	4,639
6240-10	Gas/Heating Fuel-Common Areas	0	0	0	N/A	39	0	-39	N/A	0
6250-00	Trash-Standard Pickup	394	760	366	48	6,827	7,602	776	10	9,123
Total Utilities		3,233	4,920	1,687	34	30,408	49,201	18,793	38	59,041
Administrative:										
5190-00	Bad Debt Expense	0	0	0	N/A	4,314	0	-4,314	N/A	0
6320-00	Managment Fees	3,136	3,136	0	0	31,360	31,360	0	0	37,632
6410-00	Audit Fees	1,000	1,000	0	0	9,667	10,000	333	3	12,000
6430-00	Legal-Evictions	0	171	171	100	0	1,711	1,711	100	2,053
6520-00	Manager Wages-Base	8,221	4,368	-3,853	-88	44,953	43,683	-1,270	-3	52,420
6520-10	Manager Wages-Overtime	235	0	-235	N/A	235	0	-235	N/A	0

Walker Commons (p0550)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = awi_exp

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6700-10	P/M IT	0	0	0	N/A	263	0	-263	N/A	0
6700-30	P/M Software-Yardi	516	0	-516	N/A	826	0	-826	N/A	0
6710-20	Cell Phone Reimbursement	101	0	-101	N/A	101	0	-101	N/A	0
6910-00	Other Admin-General	0	152	152	100	2,089	1,518	-570	-38	1,822
6910-30	Other Admin-Other	0	0	0	N/A	0	0	0	N/A	0
6930-00	Mileage	0	0	0	N/A	40	0	-40	N/A	0
Total Administrative Expense		13,209	8,827	-4,382	-50	93,848	88,272	-5,576	-6	105,927
Taxes and Insurance										
6100-00	Real Estate Taxes	0	13	13	100	0	128	128	100	154
6150-00	Property Insurance-GL	2,572	2,572	0	0	25,266	25,725	459	2	30,870
Total Taxes and Insurance Expense		2,572	2,585	13	0	25,266	25,853	587	2	31,024
Other Taxes and Insurance										
6120-00	Other Taxes/Fees/Permits	0	296	296	100	1,780	2,959	1,179	40	3,551
6170-00	Bond Premiums	0	26	26	100	334	258	-76	-29	310
6540-00	Employer Social Security	891	827	-64	-8	7,040	8,272	1,232	15	9,926
6540-10	Employer Medicare	208	0	-208	N/A	208	0	-208	N/A	0
6540-40	401(k) Match (Employer)	2	0	-2	N/A	2	0	-2	N/A	0
6550-00	Workers Comp Insurance	464	380	-83	-22	2,975	3,805	830	22	4,566
6555-00	Personnel Medical Insurance	663	2,173	1,510	69	14,847	21,728	6,881	32	26,074
6560-00	Life Insurance	4	0	-4	N/A	4	0	-4	N/A	0
Total Other Taxes and Insurance		2,234	3,702	1,469	40	27,191	37,022	9,831	27	44,427
Other Project Expenses										
6610-00	Advertising	0	17	17	100	18	167	148	89	200
6620-00	Credit Checking	0	42	42	100	0	417	417	100	500
6710-00	Telephone	225	238	12	5	2,581	2,376	-205	-9	2,851
6710-10	Internet	99	100	1	1	747	1,000	253	25	1,200
6715-30	Toner/Copier Expense	0	110	110	100	466	1,103	637	58	1,324
6720-00	Postage/Freight	52	81	29	36	303	810	507	63	972
6730-00	Office Supplies/Expense	4	325	321	99	2,637	3,250	613	19	3,900
6735-00	Office Furniture and Equipment	0	0	0	N/A	413	0	-413	N/A	0
6940-00	Travel and Promotion	0	33	33	100	506	333	-172	-52	400
6950-00	Training Expense	0	58	58	100	214	583	369	63	700
6955-00	Employee Meals	0	24	24	100	732	245	-487	-199	294
Total Other Project Expenses		381	1,028	648	63	8,616	10,284	1,668	16	12,341
Mortgage and Owners Expense										
7410-00	Interest-Mortgage	1,250	1,250	0	0	12,500	12,500	0	0	15,000
7810-00	Managing General Partner Fees	-625	0	625	N/A	0	0	0	N/A	0
7815-00	Administrative General Partner Fees	1,250	625	-625	-100	6,250	6,250	0	0	7,500
1290-00	Reserve Transfers	933	933	0	0	9,333	9,333	0	0	11,200
Total Mortgage and Owners Exp		2,808	2,808	0	0	28,083	28,083	0	0	33,700
Total Expenses		34,694	38,352	3,658	10	369,148	383,521	14,372	4	460,225

Walker Commons (p0550)
Budget Comparison
Period = Oct 2025
Book = Accrual ; Tree = awi_exp

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Reserves										
8100-00	Authorized Reserve-Other	0	6,458	6,458	100	0	64,583	64,583	100	77,500
Total Reserves		0	6,458	6,458	100	0	64,583	64,583	100	77,500

1200 Park Avenue Apartments October 2025



Currently there are 7 units available for occupancy. 1 Move-in during October.

Vacancies:

- **Unit #131 (50%):** (Skipped, Non-Payment) - **Move-in scheduled for 11/5/25**
- **Unit #103 (60%):** (Medical) - Turn in process, Reserved as a possible transfer
- **Unit #307 (50%):** (Medical) - Turn in process, working on applicants
- **Unit #321 (50%):** (Medical) - **Move-in scheduled for 11/4/25**
- **Unit #239 (60%):** (Eviction) - Applicant in process with Section 8
- **Unit #226 (60%):** (Personal) - Applicant in process, Move-in during November
- **Unit #242 (50%):** (Deceased) - Possible RA transfer from 245.

Upcoming Vacancies:

- **Unit #221 (50%):** (Transfer) RA to unit 131 effective 11/5/25.

Bids on hand for capital projects:

- Roofing repairs – Schedule for November
- Hallway / Stair flooring - Carpet tile bids in hand pending approval.
- Other bids held if funding allows

Estimates will be submitted for consideration based on priority and funds.

Community Events:

The staff have continued the monthly events to foster community spirit, including:

- Monthly Bingo Games
- Birthday Cake Celebrations
- Karaoke party scheduled for 11/8/25
- Community Flu clinic setup for 11/12/25



Park Avenue (p0569)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT RENT										
	Gross Rents	98,256	95,845	2,411	3	970,935	958,451	12,484	1	1,150,141
5110-00	Vacancies	-6,228	-3,834	-2,394	-62	-42,411	-38,338	-4,073	-11	-46,006
5120-00	Admin Unit-Non Rev	-1,111	-1,111	0	0	-11,110	-11,110	0	0	-13,332
	TOTAL TENANT RENT	90,917	90,900	17	0	917,414	909,002	8,412	1	1,090,803
PROJECT INCOME										
5510-00	Laundry Income	0	667	-667	-100	6,000	6,667	-667	-10	8,000
5520-00	Late Charges	39	68	-30	-43	1,090	685	405	59	822
5530-00	Application Fees	0	14	-14	-100	25	139	-114	-82	167
5590-00	Other Tenant Income	426	333	93	28	999	3,333	-2,334	-70	4,000
5600-00	Interest Income	64	0	64	N/A	600	0	600	N/A	0
5610-00	Interest Income-Restricted Reserve	39	18	21	115	228	182	46	26	218
5690-00	Miscellaneous Income	69	20	49	248	1,294	198	1,096	552	238
5340-00	Utility Allowance Preparation	0	0	0	N/A	-540	0	-540	N/A	0
	TOTAL OTHER PROJECT INCOME	637	1,120	-484	-43	9,696	11,204	-1,508	-13	13,445
	TOTAL PROJECT INCOME	91,554	92,021	-467	-1	927,110	920,207	6,903	1	1,104,248
PROJECT EXPENSES										
	Maint and Oper Exp	2,658	21,761	19,103	88	233,647	217,614	-16,033	-7	261,137
	Utilities	17,832	13,232	-4,600	-35	103,411	132,325	28,914	22	158,790
	Administrative	20,784	13,035	-7,749	-59	165,978	130,354	-35,624	-27	156,425
	Taxes and Insurance	7,269	7,440	170	2	71,451	74,398	2,946	4	89,277
	Other Taxes and Insurance	4,240	3,454	-786	-23	35,727	34,539	-1,188	-3	41,447
	Other Project Expenses	1,765	2,401	636	26	25,324	24,011	-1,313	-5	28,813
	TOTAL O/M EXPENSES	54,548	61,324	6,776	11	635,539	613,241	-22,298	-4	735,889
MORTGAGE AND OWNERS EXPENSE										
	Interest Expense	-23,056	26,300	49,356	188	149,647	263,004	113,358	43	315,605
	Principal Payment	6,089	0	-6,089	N/A	63,550	0	-63,550	N/A	0
7435-00	Interest-Other	43,072	0	-43,072	N/A	47,858	0	-47,858	N/A	0
7810-00	Managing General Partner Fees	1,086	1,106	20	2	10,855	11,055	200	2	13,266
7860-00	Asset Management Fees	0	0	0	N/A	-535	0	535	N/A	0
1290-00	Reserve Transfers	2,675	2,675	0	0	26,750	26,750	0	0	32,100
	TOTAL MORTGAGE AND OWNERS EXP	29,866	30,081	215	1	298,124	300,809	2,685	1	360,971
	TOTAL PROJECT EXPENSES	84,414	91,405	6,991	8	933,663	914,050	-19,613	-2	1,096,860
	NET PROFIT (LOSS)	7,139	616	6,524	1,060	-6,553	6,157	-12,710	-206	7,388
OTHER CASH FLOW ITEMS:										
	Reserve Transfers	-29	0	-29	N/A	65,389	0	65,389	N/A	0
	T and I Transfers	-7,503	0	-7,503	N/A	-5,445	0	-5,445	N/A	0
	Other Cash Changes	0	0	0	N/A	419	0	419	N/A	0
1220-00	Cash-Security Deposits 1	0	0	0	N/A	0	0	0	N/A	0
1310-00	Receivable-Tenant	1,682	0	1,682	N/A	-1,541	0	-1,541	N/A	0

Park Avenue (p0569)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2320-00	Security Deposits	-1,265	0	-1,265	N/A	24	0	24	N/A	0
8100-00	Authorized Reserve-Other	0	-10,942	10,942	100	-65,410	-109,417	44,006	40	-131,300
8200-00	Pending Reserves	-21,570	0	-21,570	N/A	-56,290	0	-56,290	N/A	0
	Other Receivables	8,269	0	8,269	N/A	64,630	0	64,630	N/A	0
2010-00	AP-Trade Vendors	-147	0	-147	N/A	21,934	0	21,934	N/A	0
2232-00	Accrued Interest-ROA	0	0	0	N/A	5,126	0	5,126	N/A	0
2230-00	Accrued Interest	4,786	0	4,786	N/A	9,572	0	9,572	N/A	0
2216-00	Accrued Local Administration Fees	6,542	0	6,542	N/A	16,417	0	16,417	N/A	0
2210-00	Accrued Managing General Partner Fees	669	0	669	N/A	-19,130	0	-19,130	N/A	0
TOTAL OTHER CASH FLOW ITEMS		-8,565	-10,942	2,376	22	35,696	-109,417	145,112	133	-131,300
NET OPERATING CASH CHANGE		-1,426	-10,326	8,900	86	29,142	-103,260	132,402	128	-123,912

Park Avenue (p0569)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = awi_exp

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Maintenance and Operating Expenses										
6510-00	Maintenance Wages-Base	11,667	7,900	-3,767	-48	83,253	79,000	-4,253	-5	94,800
6510-10	Maintenance Wages-Overtime	277	0	-277	N/A	277	0	-277	N/A	0
6820-00	Tenant Services-General	0	127	127	100	9,585	1,271	-8,314	-654	1,525
6830-00	Resident Services-Supplies	373	0	-373	N/A	373	0	-373	N/A	0
6850-00	Resident Services-Food Programs	0	0	0	N/A	35	0	-35	N/A	0
6860-00	Security-Svc Contract	696	711	15	2	6,093	7,110	1,017	14	8,532
6870-00	Elevator-Svc Contract	0	984	984	100	12,234	9,842	-2,392	-24	11,810
6880-00	Pest Control-Svc Contract	3,600	1,000	-2,600	-260	16,227	10,000	-6,227	-62	12,000
6890-00	Fire/Alarm-Svc Contract	0	1,524	1,524	100	10,760	15,239	4,479	29	18,287
7010-00	R/M Contract-General	690	2,250	1,560	69	20,679	22,500	1,821	8	27,000
7015-00	R/M Contract-Plumbing	0	220	220	100	0	2,198	2,198	100	2,637
7025-00	R/M Contract-HVAC	0	86	86	100	1,707	860	-847	-98	1,032
7030-00	R/M Contract-Carpet Cleaning	0	417	417	100	7,704	4,167	-3,537	-85	5,000
7065-00	Grounds-Svc Contract	0	1,967	1,967	100	16,870	19,667	2,797	14	23,600
7110-00	Janitorial Supplies	28	318	290	91	1,222	3,182	1,961	62	3,819
7115-00	Painting and Decorating	0	224	224	100	1,622	2,238	616	28	2,686
7120-00	R/M Supplies-General	2,629	1,548	-1,081	-70	14,867	15,478	611	4	18,573
7510-00	R/M Replacement-General	-4,379	1,660	6,039	364	13,545	16,600	3,055	18	19,920
7540-00	R/M Replacement-Other	373	0	-373	N/A	373	0	-373	N/A	0
7545-10	R/M Flooring Replacement-1Bed	-14,091	0	14,091	N/A	6,188	0	-6,188	N/A	0
7550-00	R/M Replacement-Refrigerator	1,086	826	-260	-31	7,269	8,263	994	12	9,916
7560-00	R/M Replacement-Range	771	0	-771	N/A	771	0	-771	N/A	0
7570-00	R/M Replacement-HVAC Unit	-2,050	0	2,050	N/A	1,005	0	-1,005	N/A	0
7580-00	R/M Replacement-Water Heater	989	0	-989	N/A	989	0	-989	N/A	0
Total Maint and Operating Exp		2,658	21,761	19,103	88	233,647	217,614	-16,033	-7	261,137
Utilities:										
6210-00	Electricity-Common Areas	11,818	8,621	-3,197	-37	53,103	86,211	33,108	38	103,453
6210-10	Electricity-Units	1,064	0	-1,064	N/A	1,348	0	-1,348	N/A	0
6220-00	Water-Domestic	1,151	1,149	-2	0	11,685	11,493	-191	-2	13,792
6220-10	Water-Irrigation	472	0	-472	N/A	1,078	0	-1,078	N/A	0
6230-00	Sewer-Standard Billing	2,043	1,964	-80	-4	19,694	19,636	-58	0	23,563
6240-00	Gas/Heating Fuel-Units	44	455	411	90	5,494	4,549	-945	-21	5,459
6240-10	Gas/Heating Fuel-Common Areas	296	0	-296	N/A	463	0	-463	N/A	0
6250-00	Trash-Standard Pickup	744	1,044	300	29	10,347	10,436	89	1	12,523
6250-10	Trash-Bulk Pickup	200	0	-200	N/A	200	0	-200	N/A	0
Total Utilities		17,832	13,232	-4,600	-35	103,411	132,325	28,914	22	158,790
Administrative:										
5190-00	Bad Debt Expense	0	0	0	N/A	17,370	0	-17,370	N/A	0
6320-00	Managment Fees	5,992	5,992	0	0	59,920	59,920	0	0	71,904
6410-00	Audit Fees	1,000	1,000	0	0	9,688	10,000	312	3	12,000
6430-00	Legal-Evictions	0	407	407	100	5,290	4,072	-1,219	-30	4,886
6520-00	Manager Wages-Base	11,715	5,412	-6,304	-116	66,464	54,117	-12,348	-23	64,940

Park Avenue (p0569)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = awi_exp

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6520-10	Manager Wages-Overtime	155	0	-155	N/A	155	0	-155	N/A	0
6700-10	P/M IT	0	0	0	N/A	503	0	-503	N/A	0
6700-30	P/M Software-Yardi	986	0	-986	N/A	1,579	0	-1,579	N/A	0
6710-20	Cell Phone Reimbursement	166	0	-166	N/A	166	0	-166	N/A	0
6910-00	Other Admin-General	10	225	215	96	4,083	2,246	-1,837	-82	2,695
6910-30	Other Admin-Other	0	0	0	N/A	0	0	0	N/A	0
6990-00	Miscellaneous Expense	760	0	-760	N/A	760	0	-760	N/A	0
7860-00	Asset Management Fees	0	0	0	N/A	-535	0	535	N/A	0
Total Administrative Expense		20,784	13,035	-7,749	-59	165,443	130,354	-35,089	-27	156,425
Taxes and Insurance										
6100-00	Real Estate Taxes	0	28	28	100	0	278	278	100	333
6150-00	Property Insurance-GL	7,112	7,112	0	0	69,878	71,121	1,243	2	85,345
6150-99	Property Insurance-Other	157	300	143	48	1,573	2,999	1,426	48	3,599
Total Taxes and Insurance Expense		7,269	7,440	170	2	71,451	74,398	2,946	4	89,277
Other Taxes and Insurance										
6120-00	Other Taxes/Fees/Permits	0	233	233	100	2,772	2,333	-438	-19	2,800
6170-00	Bond Premiums	0	109	109	100	638	1,088	449	41	1,305
6540-00	Employer Social Security	1,438	1,351	-87	-6	12,572	13,508	937	7	16,210
6540-10	Employer Medicare	336	0	-336	N/A	336	0	-336	N/A	0
6540-40	401(k) Match (Employer)	-22	0	22	N/A	-22	0	22	N/A	0
6550-00	Workers Comp Insurance	811	641	-169	-26	5,403	6,412	1,009	16	7,695
6555-00	Personnel Medical Insurance	1,668	1,120	-548	-49	14,020	11,198	-2,822	-25	13,437
6560-00	Life Insurance	8	0	-8	N/A	8	0	-8	N/A	0
Total Other Taxes and Insurance		4,240	3,454	-786	-23	35,727	34,539	-1,188	-3	41,447
Other Project Expenses										
6610-00	Advertising	0	40	40	100	54	398	344	87	477
6620-00	Credit Checking	0	29	29	100	0	292	292	100	350
6710-00	Telephone	802	592	-210	-35	7,394	5,923	-1,471	-25	7,108
6710-10	Internet	638	558	-79	-14	6,247	5,583	-663	-12	6,700
6715-10	Copier Expenses	0	0	0	N/A	395	0	-395	N/A	0
6715-30	Toner/Copier Expense	0	298	298	100	748	2,979	2,231	75	3,575
6720-00	Postage/Freight	62	88	25	29	595	877	282	32	1,052
6730-00	Office Supplies/Expense	239	468	229	49	4,949	4,680	-269	-6	5,616
6735-00	Office Furniture and Equipment	0	0	0	N/A	2,575	0	-2,575	N/A	0
6740-00	Water/Coffee Service	24	0	-24	N/A	24	0	-24	N/A	0
6940-00	Travel and Promotion	0	144	144	100	1,150	1,444	294	20	1,733
6950-00	Training Expense	0	64	64	100	477	639	162	25	767
6955-00	Employee Meals	0	120	120	100	717	1,196	479	40	1,435
Total Other Project Expenses		1,765	2,401	636	26	25,324	24,011	-1,313	-5	28,813
Mortgage and Owners Expense										
6490-00	Franchise Tax Fee	-38,286	0	38,286	N/A	0	0	0	N/A	0
7410-00	Interest-Mortgage	9,105	15,195	6,090	40	88,397	151,947	63,550	42	182,336

Park Avenue (p0569)

Budget Comparison

Period = Oct 2025

Book = Accrual ; Tree = awi_exp

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7435-00	Interest-Other	43,072	0	-43,072	N/A	47,858	0	-47,858	N/A	0
7445-00	Interest-Construction Loan	-49,000	0	49,000	N/A	0	0	0	N/A	0
2410-00	Mortgage-First Position	6,089	0	-6,089	N/A	63,550	0	-63,550	N/A	0
7430-00	Interest-Local Agency	55,125	11,106	-44,019	-396	61,250	111,058	49,808	45	133,269
7810-00	Managing General Partner Fees	1,086	1,106	20	2	10,855	11,055	200	2	13,266
1290-00	Reserve Transfers	2,675	2,675	0	0	26,750	26,750	0	0	32,100
Total Mortgage and Owners Exp		29,866	30,081	215	1	298,659	300,809	2,150	1	360,971
Total Expenses		84,414	91,405	6,991	8	933,663	914,050	-19,613	-2	1,096,860
Reserves										
8100-00	Authorized Reserve-Other	0	10,942	10,942	100	65,410	109,417	44,006	40	131,300
8200-00	Pending Reserves	21,570	0	-21,570	N/A	56,290	0	-56,290	N/A	0
Total Reserves		21,570	10,942	-10,628	-97	121,701	109,417	-12,284	-11	131,300

MEMO

Date: November 13, 2025

To: HACB Board of Commissioners

From: Tiffany Lee, Special Programs Coordinator
Angie Little, Rental Assistance Programs Manager

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

Program Statistics for Period Ending	Oct 2025	Oct 2024
Number of participants as of last day of the month	40	25
Number of Orientation Briefings	0	0
Number of signed contracts	8	0
Number of Port-In's	1	0
Number of Port-Out's	0	1
Number of Graduates	1	2
Contract Expired	0	0
Number of Terminations	0	0
Number of Voluntary Exits	0	0
Number of Families on FSS Waiting List	0	0
Number of participants with annual income increases (YTD)	11	1
Number of participants with new employment (YTD)	5	1
Number of participants with escrow accounts	12	12
Number of participants currently escrowing	9	9
Amount disbursed from escrow account	\$11,945.28	\$0.00
Balance of Forfeiture account	\$ 33,511.63	\$5,694.81
Balance of Escrow Account	\$76,272.02	\$122,854.25

FSS FY 2024 HUD Grant Program Tracking Data

Program Management Questions:	2025 Calendar Year
PHA mandatory program size (Initial 50)	N/A
PHA voluntary program size (50)	40
Number of FSS participants identified as a person with disabilities	10
Number of FSS participants employed	12
Number of FSS participants in training programs	1
Number of FSS participants enrolled in higher/adult education	6
Number of FSS participants enrolled in school and employed	3
Number of FSS families receiving cash assistance	9
Number of FSS families experiencing a reduction in cash assistance	9
Number of FSS families who have ceased receiving cash assistance	5
How many new FSS escrow accounts were established	5
Number of FSS families moved to non-subsidized housing	0
Number of FSS families moved to home-ownership ¹⁰⁰	0

HACB CoC Programs: A Report to the Board of Commissioners for the Month of October 2025										
Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	10/2025 Enrollment	10/2025 HAP Assistance	Grant Balance
City of Chico - LGP	7/1/25 - 6/30/26	\$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	7/1/25 - 6/30/26	\$150,000.00	City of Chico	SSA	18	Low-income, under case management with self-sufficiency plan	Butte County	8	\$8,690.00	\$111,288.00
BHHAP/Security Deposit**	7/1/25 - 6/30/26	\$1,695.00	City of Chico	SSA	5	Individuals with a mental illness with homelessness eligibility	Butte County	0	\$0.00	\$0.00
BHHAP/ASOC	7/1/25 - 6/30/26	\$11,915.00	BCBH	BCBH	4	Individuals with a mental illness with homelessness eligibility	Butte County	2	\$1,084.00	\$5,149.65
Totals		\$172,610.00			35			10	\$9,774.00	\$125,437.65

Acronym Legend
*BCBH: Butte County Department of Behavioral Health | *BHHAP: Behavioral Health Housing Assistance Program | *SHP: Supportive Housing Program | *PHB: Permanent Housing Bonus Program
*TBRA: Tenant Based Rental Assistance | *LGP: Lease Guarantee Program | *SSA: Supportive Service Agency | *SMI: Serious Mental Health Disability

Last update:11/12/2025
Path: Z:\Boutique Programs\Special Programs Budget and Reports

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

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
QUARTERLY CASH AND INVESTMENT REPORT
September 30, 2025

INVESTMENT	MATURITY DATE	YIELD	COST	MARKET VALUE	NON-FEDERAL FUNDS	HUD PUBLIC HSG	HUD HCV SEC. 8	CA HCD RHCP-GSII	USDA-RD FARM LABOR
Columbia Bank - Sec 8 HAP - 2311		0.00	1,704,180	1,704,180			1,704,180		
Columbia Bank- Savings Account - 2524		VAR.	28,021	28,021	28,021				
Columbia Bank- Section 8 FSS Escrow - 9910		VAR.	65,835	65,835			65,835		
Columbia Bank - Sec. 125 Cafeteria Plan - 5603		0.00	30,725	30,725	30,725				
Columbia Bank - Business Activities - 0907		0.00	873,713	873,713	873,713				
Columbia Bank- Sec 8 Admin - 1442		0.00	338,398	338,398			338,398		
Columbia Bank - Bond - 6220		0.00	199,771	199,771					
Columbia Bank - Public Housing - 7738		0.00	225,333	225,333		225,333			
FNC - Money Market Funds		VAR.	378,730	378,730	18,937	106,044	253,749		
Mechanics Bank (Security Deposit box location)		0.00	1,198	1,198	1,198				
Locust St balances @ RSC		0.00	35,909	35,909	35,909				
Park Place Apts @ RSC		0.00	9,380	9,380	9,380				
Lincoln Apts balances @ RSC		0.00	23,018	23,018	23,018				
Mayer Commons balances @ RSC		0.00	2,350	2,350	2,350				
Alamont Apts balances @ RSC		0.00	69,661	69,661	69,661				
Evanswood balances @ RSC #0284		0.00	42,402	42,402	42,402				
New Evanswood units balances @ RSC #9758		0.00	17,742	17,742	17,742				
Gridley Springs II @ Sackett		0.00	12,120	12,120	12,120			4,685	
Cordillera Apts (Cameo Dr) balances @ RSC		0.00	21,899	21,899	21,899				
SUBTOTAL CASH ACCOUNTS			4,080,387	4,080,387	1,187,076	331,378	2,362,162	4,685	0
TCB FLH Operating Account - 0723		0.00	77,838	77,838					77,838
TCB FLH Construction Account - 0735		VAR.	255,959	255,959					255,959
TCB FLH Tax & Insurance - 0772		VAR.	2,696	2,696					2,696
TCB FLH Reserves Security Deposits - 0747		VAR.	364,738	364,738					364,738
TCB FLH Security Deposits - 0759		VAR.	49,370	49,370					49,370
TOTAL USDA-RD FARM LABOR			750,600	750,600	0	0	0	0	750,600
BNY Mellon - Debt Reserve - 2020A			70,218	70,218	70,218				
BNY Mellon - Bond Program Acct (Proceeds) - 2020A			2,654,041	2,654,041	2,654,041				
BNY Mellon - Bond Reserve (P&I) - 2020A			531,626	531,626	531,626				
TOTAL HACB BONDS			3,255,885	3,255,885	3,255,885	0	0	0	0
Kemba Finl CR Union - 11/20/24	11/20/2025	4.30	136,000	135,999		68,000	68,000		
Wings Finl Cr Union - 11/20/25	11/25/2025	4.40	137,000	137,019		68,500	68,500		
United Heritage Cr Union - 11/29/24	12/1/2025	4.49	249,000	249,082		124,500	124,500		
UBS Bank USA SALT LAKE - 06/11/2025	6/11/2027	4.09	200,000	201,348		100,000	100,000		
ENTERPRISE BANK & TRUST 6/18/2025	6/18/2026	4.28	200,000	200,588		100,000	100,000		
AMERICAN EXPRESS NATIONAL BANK 6/11/2025	6/11/2027	4.13	200,000	201,426		100,000	100,000		
OREGON STATE CREDIT UNION 6/16/25	6/18/2026	4.28	200,000	200,588		120,000	120,000		
MORGAN STANLEY - 5/30/24	12/1/2025	5.18	150,000	150,258		75,000	75,000		
CUSTOMERS BANK - 6/27/24	6/27/2029	4.46	100,000	102,818		50,000	50,000		
TOTAL FNC CD'S			1,572,000	1,579,126	0	461,000	461,000	0	0
Self-Help Credit Union - CD DTD 2/10/20 (compounding)	2/11/2026	4.00	116,537	116,537	116,537				

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
QUARTERLY CASH AND INVESTMENT REPORT
September 30, 2025

	TOTAL CD'S	1,688,538	1,695,663	116,537	461,000	461,000	0	0
PARS SECTION 115 TRUST	var	2,930,110	2,930,110	293,011	1,172,044	1,465,055		

INVESTMENT	MATURITY DATE	YIELD	COST	MARKET VALUE	
1200 Park Avenue, L.P.; 11/23/2004	11/23/2054	4.84	675,000	1,342,922	* interest compounds to principal June 1st annually
Chico Harvest Park, L.P.; 1/29/2013	1/28/2068	2.31	600,000	801,691	* interest compounds to principal May 1st annually
TOTAL for HACB Mortgages & Loans			1,275,000	2,144,613	

BCAHDC*				
BCAHDC Columbia Bank Operating Account - 3261				1,026,945
BCAHDC Columbia Bank Savings Account - 5545				850,404
Mechanics Bank - CD Opened 09/23/2024	12/23/2025	4.00	250,000	254,220
Tri Counties Bank - CD Opened 09/30/2024	3/30/2026	3.00	250,000	259,992
Golden Valley Bank - CD Opened 01/22/2025	3/22/2026	3.50	250,000	250,000
TOTAL for BCAHDC				2,641,561

BANYARD MANAGEMENT	
Banyard - Columbia Bank Operating Acct - 7883	171,628
TOTAL for BANYARD MGT	
	171,628

2026 BOARD MEETING CALENDAR

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

KEY:



Holidays



Board Meetings

- Important notes:

1. July Board meeting will be held a week later on July 23rd due to conference scheduling conflict.
2. October Board meeting will be held a week later, on October 22nd due to conference scheduling conflict.



Triple Board Meetings

Congress Passes Clean CR, Ending Longest Shutdown in History

This week, Congress ended the longest government shutdown in history by passing a clean Continuing Resolution (CR) to reopen the government. HUD programs will continue to operate at existing funding levels while lawmakers work toward a longer-term budget agreement for FY 26. The temporary funding bill closely mirrors the clean CR that passed in the House, back in October.

- On Monday night, November 10, the Senate passed the CR 60-40 with seven Democrats and one Democratic-leaning Independent joining Republicans to reopen the government at FY 25 funding levels through January 30, 2026. The bill was then sent to the House.
- Last night, the CR passed the House 222-209, with six Democrats voting for the CR and two Republicans voting against it.
- President Trump signed the bill yesterday evening at the White House, shortly following the House vote.
-

The CR allows HUD to use unobligated funds from Tenant Protection Vouchers, Housing Choice Voucher administrative fees, and special purpose vouchers to cover shortfalls under the Housing Choice Voucher Program. The bill also prevents any Reduction in Force (RIF) through January 30, 2026, and reverses the RIFs issued by the Trump Administration during the shutdown.

Negotiations over full-year FY 26 Transportation, Housing, and Urban Development (THUD) funding are ongoing.

NAHRO extends its sincere thanks to everyone who contacted their Members of Congress to underscore the importance of stable funding for housing and community development programs during the shutdown. NAHRO also thanks HUD for its efforts to ensure that no public housing resident or Section 8 voucher holder lost access to their assistance during the shutdown.

Now that the government has reopened, Congress will turn its attention to Fiscal Year 2026 funding. The work isn't over – your advocacy remains critical. Act now! Tell Congress to provide robust, adequate funding for housing and community development programs in FY 2026.

[Send Your Letter Today!](#)

Support FY26 Funding for HCD Programs

Send your letter: <https://nahro.quorum.us/campaign/supportfy26funding/>

MEMO

Date: November 13, 2025
To: HACB Board of Commissioners
From: Tiffany Lee, Special Programs Coordinator
Angie Little, Rental Assistance Programs Manager
Subject: Resolution No. 4976
Section 8 FSS Graduate – Abram Galvan

Abram Galvan joined the FSS Program on January 1, 2019, and his journey has been truly remarkable. From the moment he joined us, Abram came in with a clear and strong desire to really build and expand his own business. And let me tell you, he's made some incredible headway! He's successfully grown his venture quite a bit, and now he's actively working towards bringing on more employees to help him scale even further.

Looking ahead, Abram is super excited to re-enroll in the program. His next big goals include tackling the challenge of getting his contractor's license – which is a huge step! He's also keen to explore all the small business loans and grants out there. His vision is to reach a point where he can focus more on the strategic side of managing his business, allowing him to oversee operations rather than getting bogged down with all the manual labor himself.

Abram wanted to share a powerful message with the entire team: "If I can achieve these goals, despite all the struggles and hurdles I've faced, then absolutely anyone can too!"

It's truly wonderful to see his dedication and progress!

Recommendation: Adoption of Resolution No. 4976

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4976

RECOGNITION OF FSS GRADUATE

ABRAM GALVAN

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

WHEREAS, ABRAM GALVAN entered the FSS program in January 1, 2019; and

WHEREAS, ABRAM GALVAN successfully completed his FSS Contract of Participation, effective 10/31/2025. by fulfilling all of his responsibilities under the terms of the Contract of Participation; and

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

WHEREAS, ABRAM GALVAN in completing his Contract of Participation, has accrued an FSS escrow balance of \$15,402.28;

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

Dated: November 20, 2025

David Pittman, Board Chair

ATTEST:

Lawrence C Guanzon, Secretary

November 13, 2025

Memo

To: HACB Board of Commissioners

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

Subject: Section 8 Management Assessment Program (SEMAP)

Attached is a copy of the Section 8 Management Assessment Program (SEMAP) Certification for the period ending September 30, 2025. Per the attached HACB self-certification, HACB will receive all of the points available, maintaining the HACB High Performer Status.

The continued success of the program is attributed to the dedicated hard work of staff in correctly applying regulations and policies to new admissions, continued occupancy and Housing Quality Standards, keeping any audit findings well below de minimis.

Recommendation: Adopt Resolution No. 4977.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4977

APPROVAL OF
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION

WHEREAS, the Housing Authority of the County of Butte (HACB) administers under Annual Contributions Contract the United States Department of Housing and Urban Development (HUD) Section 8 Housing Choice Voucher (HCV) program in Butte and Glenn Counties; and

WHEREAS, program administration requires the HACB to annually submit to HUD a performance certification for the Section 8 HCV program, identified as the Section 8 Management Assessment Program (SEMAP) certification (Certification), such Certification now due for the fiscal year ending September 30, 2025; and

WHEREAS, the Board of Commissioners of the HACB has reviewed the SEMAP Certifications for Butte and Glenn Counties and found them to be a true and accurate representation of the performance of HACB in administration of the Section 8 HCV program for the fiscal year ended September 30, 2025;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to accept the Butte and Glenn County Certifications for the Section 8 Management Assessment Program for the fiscal year ending September 30, 2025, such Certifications attached to and made a part of this Resolution No 4946, and further, to authorize their submission to the U.S. Department of Housing and Urban Development; and

FURTHER BE IT RESOLVED, that to its present knowledge, there is no evidence to indicate a seriously deficit performance that casts doubt on the Housing Authority of the County of Butte's capacity to administer the Section 8 Program in accordance with federal law and regulations.

Dated: November 20, 2025.

David Pittman, Board Chair

ATTEST:

Lawrence C Guanzon, Secretary

Section 8 Management Assessment Program (SEMAP) Certification

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

OMB Approval No. 2577-0215
(exp. 12/31/2026)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
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Check here if the PHA expends less than \$300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes ☐ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes ☐ No ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes ☐ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☐ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☐ At least 90% of files sampled ☐ 80 to 89% of files sampled ☐ Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes ☐ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes ☐ No ☐

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☐ At least 98% of cases sampled ☐ Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☐ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☐ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☐ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☐ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☐ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☐ No ☐

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response Yes ☐ No ☐

Enter FMRs and payment standards (PS)

0-BR FMR _____	1-BR FMR _____	2-BR FMR _____	3-BR FMR _____	4-BR FMR _____
PS _____	PS _____	PS _____	PS _____	PS _____

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☐ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☐ No ☐

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response Yes ☐ No ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response Yes ☐ No ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response Yes ☐ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable ☐

PHA Response

Yes ☐

No ☐

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response

Yes ☐

No ☐

If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify under penalty of perjury that, to the best of my knowledge, the above responses are true and correct for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

2020 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes ☐ No ☐

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes ☐ No ☐

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes ☐ No ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☐ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☐ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☐ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☐ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☐ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☐ No ☐

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response Yes ☐ No ☐

Enter FMRs and payment standards (PS)

0-BR FMR _____	1-BR FMR _____	2-BR FMR _____	3-BR FMR _____	4-BR FMR _____
PS _____	PS _____	PS _____	PS _____	PS _____

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☐ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☐ No ☐

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response Yes ☐ No ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response Yes ☐ No ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response Yes ☐ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☐ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☐ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☐ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☐ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☐ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☐ No ☐

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response Yes ☒ No ☐

Enter FMRs and payment standards (PS)

0-BR FMR <u>841</u>	1-BR FMR <u>935</u>	2-BR FMR <u>1227</u>	3-BR FMR <u>1631</u>	4-BR FMR <u>2060</u>
PS <u>848</u>	PS <u>952</u>	PS <u>1251</u>	PS <u>1632</u>	PS <u>2030</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☐ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☐ No ☐

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response Yes ☐ No ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response Yes ☐ No ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response Yes ☐ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

November 14, 2025

MEMO

To: HACB Board of Commissioners

From: Juan Meza, Public Housing Manager
Tamra C. Young, Deputy Executive Director

Subject: HUD Public Housing Program – Adoption of 2026 Flat Rent Schedule

This action is now “routine”, being completed annually, regarding adoption of Flat Rents to be applied to the HUD Public Housing program.

In the 2014 HUD Appropriations Act, Congress stipulated a change to the HUD Public Housing Program’s regulations regarding use and application of “flat rents”. In the Public Housing program, tenants can choose to pay either 30% of their adjusted gross income as their contribution towards rent and utilities, or they can pay a “flat rent”. The appropriations act stipulates that housing authorities must set Flat Rents at no less than 80% of the applicable HUD Fair Market Rent (FMR), including consideration for Utility Allowances. There are currently six (6) Public Housing tenants that have chosen the Flat Rent option.

HUD issued 2026 Fair Market Rent data (FMR’s) on October 1, 2025, pre-requisite to analysis of, and revision of, the HACB’s Public Housing Flat Rent Schedule for the 2026 operating year.

In summary, Resolution No. 4978 changes the Flat Rent Schedule in its entirety, updating Flat Rents in accordance with local market conditions and HUD requirements. Implementation of the recommended Flat Rent Schedule, by means of Resolution No. 4978, maintains HACB’s compliance with the Appropriations act.

Recommendation: adoption of Resolution No. 4978.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4978

DETERMINATION OF PUBLIC HOUSING FLAT RENTS

WHEREAS, the Housing Authority of the County of Butte (HACB) administers under contract the U.S. Department of Housing and Urban Development (HUD) Public Housing (PH) program; and

WHEREAS, each year, in accordance with 24 CFR 960.253(d), the HACB sets a Flat Rent schedule for its PH properties which is designed to encourage self-sufficiency and to avoid disincentives for continuing residency by families seeking to become economically self-sufficient; and

WHEREAS, the HACB has reviewed its documentation and data regarding local rental market conditions and determined that the current Flat Rent Schedule, effected January 1, 2025, no longer reflects current market conditions and requires revision; and

WHEREAS, the HACB has reviewed its documentation and data regarding local rental markets, including its Section 8 HCV program Rent Reasonableness database and recent leasing experience of HCV program participants, and determined Flat Rent rates for its PH properties which reflect surrounding market conditions; and

WHEREAS, on May 21, 2014, HUD posted Notice PIH 2014-12: “Changes to Flat Rent Requirements – 2014 Appropriations Act.”, wherein PH programs shall set Flat Rents at no less than eighty percent of the applicable HUD-determined Fair Market Rent for the area; and

WHEREAS, the HACB has revised its PH Flat Rents schedule to comply with HUD requirements per HUD Notice 2017-23;

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to set its HUD Public Housing Flat Rents in accordance with the attached Public Housing Flat Rent Analysis and Recommendation, effective January 1, 2026, such Analysis and Recommendation attached to and made a part of this Resolution No. 4978.

Dated: November 14, 2025.

David Pittman, Board Chair

ATTEST

Larry Guanzon, Secretary

Housing Authority of the County of Butte

Attachment to Resolution No. 4978 - HUD Low Income Public Housing Program

2026 Public Housing Flat Rent Analysis

November 14, 2025

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Area	Bedrooms	HUD Fair Market Rent (FMR)	80% of FMR	Minus 2026 UA	2025-26 Flat Rent Minimum	2025 Approved Flat Rent	Rent Comparable	Minus 2026 UA	Proposed 2026 Flat Rents	UA Notes
Chico	1	\$1,270	\$1,016	\$163	\$853	\$1,045	<i>\$1,250</i>	\$163	\$1,087	<i>**UA \$164 if 43-3 ADA</i>
	2	\$1,625	\$1,300	\$180	\$1,120	\$1,238	<i>\$1,482</i>	\$180	\$1,302	<i>**UA's \$185 43-3 ADA and \$171 if 43-13</i>
	3	\$2,260	\$1,808	\$199	\$1,609	\$1,717	<i>\$1,985</i>	\$199	\$1,786	<i>**UA \$204 if 43-3 ADA & \$188 if 43-13</i>
	4	\$2,726	\$2,181	\$222	\$1,959	\$1,964	<i>\$2,283</i>	\$222	\$2,061	
Chico <i>w/o Water & Sewer UA</i>	1	\$1,270	\$1,016	\$104	\$912	\$1,094	<i>\$1,250</i>	\$104	\$1,146	<i>**UA \$105 if 43-3 ADA</i>
	2	\$1,625	\$1,300	\$118	\$1,182	\$1,290	<i>\$1,482</i>	\$118	\$1,364	<i>**UA's \$123 if 43-3 ADA and \$109 if 43-13</i>
	3	\$2,260	\$1,808	\$135	\$1,673	\$1,771	<i>\$1,985</i>	\$135	\$1,850	<i>**UA \$140 if 43-3 ADA & \$124 if 43-13</i>
	4	\$2,726	\$2,181	\$155	\$2,026	\$2,021	<i>\$2,283</i>	\$155	\$2,128	
Biggs	1	\$1,270	\$1,016	\$95	\$921	\$1,115	<i>\$1,250</i>	\$95	\$1,155	<i>*UA's adjusted due to HACB paying the water/sewer</i>
	2	\$1,625	\$1,300	\$111	\$1,189	\$1,312	<i>\$1,482</i>	\$111	\$1,371	<i>*UA's adjusted due to HACB paying the water/sewer</i>
	3	\$2,260	\$1,808	\$127	\$1,681	\$1,795	<i>\$1,985</i>	\$127	\$1,858	<i>*UA's adjusted due to HACB paying the water/sewer</i>
	4	\$2,726	\$2,181	\$149	\$2,032	\$2,048	<i>\$2,283</i>	\$149	\$2,134	<i>*UA's adjusted due to HACB paying the water/sewer</i>
Gridley	1	\$1,270	\$1,016	\$156	\$860	\$1,047	<i>\$1,250</i>	\$156	\$1,094	<i>**UA \$152 if 43-1B ADA</i>
	2	\$1,625	\$1,300	\$167	\$1,133	\$1,243	<i>\$1,482</i>	\$167	\$1,315	
	3	\$2,260	\$1,808	\$187	\$1,621	\$1,725	<i>\$1,985</i>	\$187	\$1,798	
	4	\$2,726	\$2,181	\$208	\$1,973	\$1,976	<i>\$2,283</i>	\$208	\$2,075	
	5	\$3,135	\$2,508	\$226	\$2,282	\$1,996	<i>\$2,326</i>	\$226	\$2,100	
Gridley <i>w/o Water & Sewer UA</i>	1	\$1,270	\$1,016	\$94	\$922	\$1,109	<i>\$1,250</i>	\$94	\$1,156	<i>**UA \$90 if 43-1B</i>
	2	\$1,625	\$1,300	\$104	\$1,196	\$1,306	<i>\$1,482</i>	\$104	\$1,378	
	3	\$2,260	\$1,808	\$123	\$1,685	\$1,789	<i>\$1,985</i>	\$123	\$1,862	
	4	\$2,726	\$2,181	\$142	\$2,039	\$2,042	<i>\$2,283</i>	\$142	\$2,141	
	5	\$3,135	\$2,508	\$159	\$2,349	\$2,063	<i>\$2,326</i>	\$159	\$2,167	
Oroville	1	\$1,270	\$1,016	\$170	\$846	\$1,006	<i>\$1,250</i>	\$170	\$1,080	<i>**1 & 2 Bd. units at WG don't pay water/sewer</i>
	2	\$1,625	\$1,300	\$207	\$1,093	\$1,187	<i>\$1,482</i>	\$207	\$1,275	
	3	\$2,260	\$1,808	\$172	\$1,636	\$1,733	<i>\$1,985</i>	\$172	\$1,813	
Oroville <i>w/o Water & Sewer UA</i>	1	\$1,270	\$1,016	\$129	\$887	\$1,047	<i>\$1,250</i>	\$129	\$1,121	<i>**UA \$171 if 43-15</i>
	2	\$1,625	\$1,300	\$166	\$1,134	\$1,228	<i>\$1,482</i>	\$166	\$1,316	
	3	\$2,260	\$1,808	\$131	\$1,677	\$1,774	<i>\$1,985</i>	\$131	\$1,854	

November 20, 2025

MEMO

To: Board of Commissioners

From: Marco Cruz, CFO Consultant

Subject: Resolution Number 4979
Write-Off of Uncollectible Accounts Receivable, as of August 31, 2025

Annually, at fiscal year-end, accounts receivable balances are written off the Balance Sheet for vacated participant and landlord accounts for which HACB has not received a payment for ninety (90) days or more. These balances represent uncollectable tenant rent, repayment agreements, and other charges for July 1, 2024 through August 31, 2025.

The amount written off the Balance Sheet is not the same as Bad Debt and Allowance for Doubtful Accounts (ADA), which are calculated as a percentage of the total Tenant Accounts Receivable. The process of recording the ADA does not require Board action; its purpose is to account for potentially uncollectible amounts, and not to write-off the debt.

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

Recommendation: adoption of Resolution No. 4979

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
RESOLUTION No. 4979
WRITE-OFF UNCOLLECTIBLE ACCOUNTS RECEIVABLE

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to hereby authorize the following accounts receivable amounts to be written off the Balance Sheet as uncollectible as of AUGUST 31, 2025:

PROJECT	# of UNITS	RENT	OTHER CHARGES	TOTAL
DEMO: Balances from 07/01/2024-08/31/2025				
DEMO	0	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
	TOTAL DEMO:	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
PUBLIC HOUSING: Balances from 07/01/2024-08/31/2025				
BIGGS	2	\$15,909.42	\$0.00	\$15,909.42
CHICO	5	\$14,969.92	\$0.00	\$14,969.92
GRIDLEY	3	\$3,380.31	\$0.00	\$3,380.31
OROVILLE	9	<u>\$24,946.98</u>	<u>\$0.00</u>	<u>\$24,946.98</u>
	TOTAL PUBLIC HOUSING:	<u>\$59,206.63</u>	<u>\$0.00</u>	<u>\$59,206.63</u>
GRIDLEY FARM LABOR HOUSING: Balances from				
GFLH	0	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
	TOTAL GRIDLEY FARM LABOR HOUSING:	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
HOUSING AUTHORITY OWNED: Balances from				
LOCUST ST APTS	0	\$0.00	\$0.00	\$0.00
PARK PLACE APTS	0	\$0.00	\$0.00	\$0.00
KATHY CT APTS	0	\$0.00	\$0.00	\$0.00
ALAMONT APTS	0	\$0.00	\$0.00	\$0.00
CAMEO APTS	0	\$0.00	\$0.00	\$0.00
EVANSWOOD ESTATES	0	\$0.00	\$0.00	\$0.00
LINCOLN APTS	0	\$0.00	\$0.00	\$0.00
DEMO	0	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
	TOTAL AUTHORITY OWNED:	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
HOUSING CHOICE VOUCHER PROGRAM: (SEC 8): Balances from 07/01/2024-08/31/2025				
S8 COC	0	\$0.00	\$0.00	\$0.00
S8 EHV	0	\$0.00	\$0.00	\$0.00
S8 HCV Glenn	0	\$0.00	\$0.00	\$0.00
S8 HCV	2	\$0.00	\$1,970.00	\$1,970.00
S8 BOTIQUE	0	\$0.00	\$0.00	\$0.00
HUD VASH SECURITY DEP	0	\$0.00	\$0.00	\$0.00
	TOTAL SECTION 8:	<u>\$0.00</u>	<u>\$1,970.00</u>	<u>\$1,970.00</u>
COLLECT ACCOUNTS - PAST TENANTS: Balances from 07/01/2024-08/31/2025				
Collects (S8 & PH)	75	\$211,497.10	\$0.00	\$211,497.10
	TOTAL COLLECTS ACCOUNT	<u>\$211,497.10</u>	<u>\$0.00</u>	<u>\$211,497.10</u>
GRAND TOTAL:				<u>\$272,673.73</u>

Date:

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

MEMO

Date: November 14, 2025

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Park Place Apartments Site Improvements Project

- The Park Place Apartments Site Improvements Project (Project) was developed to improve site accessibility and site amenities.
- The project includes replacing concrete walkways to create an accessible route to the Community Building, site amenities, and accessible units; modifying parking lots for accessible spaces; and installing new fencing, pedestrian gates, resident mailboxes, and a steel shade structure.
- Construction documentation was prepared by HMR Architects, Inc.
- Project commencement is anticipated for early 2026, with completion expected by spring 2026, weather permitting.
- An Invitation for Bids for the construction of the Project was issued on October 7th, 2025.
- On November 12th, 2025, four (4) bids were received. Billson Construction Company, Inc. provided the Lowest Responsive and Responsible bid for this project, at a price 44% above the Independent Cost Estimate (ICE) for the Project. It is believed that the bids exceeded the ICE for the following reasons:
 - **Additional Work:** Addendum 02 added approximately 580 square feet of additional concrete replacement to repair areas impacted by PG&E's gas line replacement project.
 - **Site Constraints:** Due to limited site access, large equipment cannot be used for concrete removal, resulting in significantly increased labor costs. The existing concrete must be removed and transported manually through the tight site.
 - **Phased Construction:** Due to the occupied site, construction must be completed in phases to maintain tenant safety and access.
- An Alternate Addition was included in the bidding documents, which provided for an overlay of the remaining parking lots but, it will not be pursued due to budgetary constraints.

Bids Received

<u>Independent Cost Estimate (ICE):</u>	<u>\$268,189</u>
Belz Construction, Inc.	\$540,000
Billson Construction Company, Inc.	\$386,659
B&M Civil, LLC dba B&M Builders	\$453,000
R&R Horn Contractors, Inc.	\$505,358

Recommendation: Adoption of Resolution No. 4980, authorization to enter into a construction contract with Billson Construction Company, Inc. for the Park Place Apartments Site Improvements Project, for a total of \$386,659.00.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4980

AUTHORIZATION TO ENTER INTO CONTRACT WITH BILLSON CONSTRUCTION
COMPANY, INC. FOR THE PARK PLACE APARTMENTS SITE IMPROVEMENTS PROJECT,
OROVILLE

WHEREAS, the Housing Authority of the County of Butte (HACB) owns and operates the 40-unit multifamily apartment complex known as the Park Place Apartments, located at 2105 Park Avenue, Oroville, California 95966 (Property); and

WHEREAS, the HACB has developed site improvement plans, including replacement of concrete walkways for an accessible route, creation of accessible parking spaces, installation of fencing and accessible pedestrian gates from parking lots, and installation of a steel shade structure; and

WHEREAS, the HACB has solicited bids for the Park Place Apartments Site Improvements Project for the completion of this work in accordance with its Procurement Policy; and

WHEREAS, available 2020A Series Multifamily Housing Pool Revenue Bond funds are sufficient to complete the work; and

WHEREAS, the Base Bid received from Billson Construction Company, Inc. in the amount of Three Hundred Eighty-Six Thousand Six Hundred Fifty-Nine Dollars and No Cents (\$386,659.00), has been determined to be the lowest responsive qualified bid received and to be in the best interest of the HACB; and

WHEREAS, the Board of Commissioners of HACB (Board) has established a Procurement Policy such that contracts greater than Two Hundred and Fifty Thousand Dollars (\$250,000.00) must be authorized by resolution of the Board;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to authorize the entering into a contract with Billson Construction Company, Inc. in the amount of Three Hundred Eighty-Six Thousand Six Hundred Fifty-Nine Dollars and No Cents (\$386,659.00) for the purposes of completing the Park Place Apartments Site Improvements Project, such contract compensation to be paid for with 2020A Series Multifamily Housing Pool Revenue Bond funds.

Dated: November 20, 2025

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4981

RECOGNITION AND CELEBRATION OF FOUNDER AND DIRECTOR OF THE
MI CASA AFTERSCHOOL PROGRAM:

KATHY MCKENZIE

WHEREAS, in 1999, Mrs. Kathy McKenzie was approached by the Gridley Unified School District to start an after-school program in order to offer a “safe and enriching place for students to gather after school” and to help students improve academically. The request was in response to the growing amount of gang violence in the community of Gridley, CA; and

WHEREAS, Kathy accepted the challenge and decided to call the program Mi CASA to 1) choose a name that represented the amazing Spanish-speaking community and 2) represent the values of Mi (My) Character, Academics, Service and Achievement (CASA); and

WHEREAS, the program was initially funded by Gridley Unified School District, but in 2004, after a change in education code requiring after-school programs to be located at school sites, the district withdrew funding. Mi CASA parents made it clear that the program worked best in its location at the Farm Labor Housing (FLH) development, so Kathy worked hard to keep it alive. After the loss of funding, she continued operating the program, seeking donations. Then in 2008 Mi CASA was incorporated. Since incorporation, Mi CASA runs off community donations and \$20,000 annually contributed from the Housing Authority of the County of Butte; and

WHEREAS, Kathy ran Mi CASA Afterschool Program for 8 years before retirement. In those early years, she would finish a long day of teaching a classroom of 30+ kids, and then go out to a building full of 25-50 students for 3 more hours of teaching. Since she cared so much for those families, she was always willing to put in the extra time; and

WHEREAS, Kathy retired after 40 years of teaching; 39 years in Gridley and one year in Stockton, CA; and

WHEREAS, post-retirement Kathy continues to run the Mi CASA Afterschool Program for K-6th graders, which includes one-on-one tutoring, offering enriching activities (like kayaking field trips at the Oroville Forebay, or to see a Cal Berkeley Football game, or visit the Train Museum in Sacramento); and also includes annual Thanksgiving food boxes to every family with a student enrolled in the program. On any given weekday after school, kids can be found in the old lavender building at the FLH on East Gridley Road reading, writing and studying. In the afternoon, students sit at tables working through multiplication problems, recline on couches as they read, and lean over computers solving puzzles. Things kick off around 4 p.m. each day, when tutors, most of whom are Mi CASA alums, arrive to work with the students. The activities vary from day-to-day, but generally students practice math skills, spend time reading and taking tests that measure their understanding of what they’ve read, and complete writing assignments to improve both; and

WHEREAS, Kathy encourages students to participate in the National Association of Housing & Redevelopment Officials (NAHRO) annual calendar coloring contest, competing against other Public Housing Authorities all across the United States. Multiple years the Mi CASA students have been Local, Regional, and National finalists. In fact, in 2021, 2022, and 2023 Mi CASA Afterschool students were finalists in the annual national “What Home Means to Me” Poster Contest, where their colored posters were displayed in the National NAHRO Calendar; and

WHEREAS, Kathy also helps facilitate one/month of community food boxes to be distributed to almost every household in Farm Labor Housing; and

WHEREAS, Kathy has received many awards for her teaching and community service. In 2017, the Chico Enterprise Record recognized Kathy McKenzie for starting the Mi CASA Afterschool Program; and in 2023, Kathy received the Lions Club Citizen of the Year awarded by the Gridley Lions Club. Lion Barbara Ott described Kathy as a “mega volunteer”; and

WHEREAS, Kathy has consistently shown and demonstrated through her tenure as the director of Mi CASA Afterschool Program the following qualities: vision, integrity, passion, empathy, building strong parent and student relationships, creating a positive culture, and choosing to do what is beneficial to all concerned; and

WHEREAS, Kathy’s passion for serving the Farm Labor Housing households and children spans a total of fifty-eight (58) years; and

WHEREAS, the HACB offers our sincere appreciation for her dedicated public service, teaching, mentoring the children of Farm Labor Housing in Gridley CA. Our congratulation on her well-earned, dedicated 80 years of successful life doing what she loves, and our best wishes for continued success, happiness, and good health in years to come; and

WHEREAS, today, Mi CASA Afterschool Program celebrates its 25th Anniversary.

RESOLVED, by unanimous vote of the Board of Commissioners of the Housing Authority of the County of Butte that Mrs. Kathy McKenzie be recognized, appreciated, and honored for her service in serving as Director of the Mi CASA After School Program.

BE IT FURTHER RESOLVED, on this day November 20, 2025 the Housing Authority of the County of Butte and its Board of Directors has elected to name the building at Gridley Farm Labor Housing where the Mi CASA Afterschool Program resides **“The Kathy McKenzie Mi CASA Building”**.

Adopted at Chico, California, this twentieth day of November 2025, by its Board of Commissioners of the Housing Authority of the County of Butte.

David Pittman, Board Chair

Rich Ober, Vice Chair

Sarah Richter, Commissioner

Randy Coy, Commissioner

Bob Crowe, Commissioner

Larry Guanzon, Board Secretary/Executive Director