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

MEETING AGENDA

September 17, 2026
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.

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Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/615543285
You can also dial in using your phone.
Access Code:
615-543-285
United States (Toll Free):
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If you have any trouble accessing the meeting agenda, or attachments; or if you are disabled and need special assistance to participate in this meeting, please email marysolp@butte-housing.com or call 530-895-4474 x.210.
Notification at least 24 hours prior to the meeting will enable the Housing Authority to make a reasonable attempt to assist you.

NEXT RESOLUTION NO. 5002

ITEMS OF BUSINESS

1. ROLL CALL

2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

3.1 Minutes for the meeting of August 20, 2026

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	$815,571.06
3.2.2	Landlords –	$2,192,392.97
3.2.3	Payroll–	$146,804.76

3.3 Finance Update

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 News Article

3.14.1 "Poorest in US can't find housing", Claire Rush, *The Associated Press,* September 6, 2026

4. CORRESPONDENCE

4.1 CY 2026 HAP Shortfall – Housing Choice Voucher (HCV) Program - CA043 Butte Shortfall Confirmation Letter

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Family Self Sufficiency (FSS Graduate) – Recognition of FSS Graduate Sharon Maalis.

Recommendation: Resolution No. 5002

5.2 Family Self Sufficiency (FSS Graduate) – Resolution of FSS Graduate Roxanne Taylor.

Recommendation: Resolution No. 5003

5.3 Section 8 Housing Choice Voucher (HCV) – Adopt Administrative Plan Revision, Chapter 17: "Project -Based Vouchers".

Recommendation: Resolution No. 5004

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

Recommendation: Resolution No. 5005

5.5 HACB Consolidated Budget – Adopt 2026-2027 HACB Agency-Wide Operating Budget.

Recommendation: Resolution No. 5006

5.6 Section 8 Housing Choice Voucher (HCV) & Emergency Housing Choice Voucher (EHV) Payment Standards – Adopt 2026 HUD Section 8 and EHV Payment Standards for Butte and Glenn Counties.

Recommendation: Resolution No. 5007

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

9. REPORTS FROM COMMISSIONERS

10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION

12. COMMISSIONERS' CALENDAR

- **NAHRO National Conference, October 15 -17, 2026 Denver Colorado**

- **Next Meeting: October 22, 2026**

13. ADJOURNMENT

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
BOARD OF COMMISSIONERS MEETING

MEETING MINUTES OF
August 20, 2026

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

Chair Pittman called the meeting of the Housing Authority of the County of Butte to order at 2:00 p.m.

1. ROLL CALL

Present for the Commissioners: Bob Crowe, Tim Merrill, Rich Ober, David Pittman and Jean Snow; all attended in person.

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

Others Present: Chad Porter, Partner at Smith Marion; Karen Wells; Megan Massie, CHAT; attended via web conference and Loren Freeman, Public Housing Resident attended in person.

2. AGENDA AMENDMENTS

Per unanimous motion, Commissioner’s authorized to move Agenda item Special Reports 8.1 HACB – Presentation by Smith Marion Auditor, before Agenda Item 3. Consent Calendar.

8. SPECIAL REPORTS

8.1 HACB Audit Presentation by Chad Porter, Partner at Smith Marion, presented the fiscal year audit. This marked the housing authority's first year using Smith Marion, a firm specializing exclusively in public housing with over 40 years of experience auditing 110 to 120 housing authorities across 25 states. HACB received three distinct lean/unmodified opinions: on financial statements, internal controls over financial reporting, and internal controls over compliance. The audit identified two significant deficiencies (no material weaknesses): One in financial reporting due to discrepancies between the unaudited and audited submissions. One compliance finding resulting from the SEMAP report not filed. The prior auditor's finding regarding a missed filing deadline was marked fully resolved as the audit was submitted before the June 30th deadline. The accounting balance finding remains partially resolved. Board members were briefed on an upcoming shift for the September 30, 2026 audit. HUD grants will move below the operating revenue line, which will visually simulate a large operating loss before netting out positively at the bottom. New forceful HUD rules restrict public housing interest earnings to a maximum of $500 per year; any excess must be returned to HUD. HACB was unaffected this year as its operating cash earned under $500. Additionally, 2026 operating subsidies are now strictly cost-reimbursable, though the housing authority has a generous seven-year window to expend the funds.

3. CONSENT CALENDAR

3.3 Marco Cruz, CFO Consultant provided a brief finance update, out of 14 applicants, Karen Wells was selected as the incoming Finance Director. Wells brings extensive local experience, having formerly worked with E-Center, as well as serving four years as a controller for Chico State's non-profit foundation. Marco confirmed he will remain on contract for an extended window to oversee onboarding, cross-training, and lingering clean-up projects. Karen Wells was present via web-conference and was very enthusiastic about her new endeavor at the HACB. Additionally, Marco detailed the current financials of the HACB, he highlighted that the Business Activities portfolio (unrestricted assets) displayed a year-to-date net income of $1.3 million. He described this as an accounting rule rather than raw operating profit. The authority received $1.3 million in grant funds for the Richman Oroville Senior project, which passed through the income statement as revenue but was immediately loaned back out to the development. On a pure cash basis, the net structural impact of this transaction was $0. The Capital Fund grant tracking ledger reported a remaining balance of $774,000. Marco noted that because capital awards operate on timing lags, matching outgoings to monthly receipts creates an ongoing reporting friction that typically normalizes to zero at calendar year-end. He additionally unpacked the specific allocations on the balance sheet: Core structural bank checking cash sits at $4.4 million. Bonds Capital Pool: The outstanding valuation pool for remaining Series 2020 A bonds is precisely $2,570,554. Liquid Certificates of Deposit (CDs): Capital explicitly positioned across liquid banking certificates of deposit totals just over $1 million. Protected Employee Benefit Trusts: The authority holds $926,000 inside its protected OPEB Trust and $3.8

million in its active Pension Trust. Marco noted that 2026 marked the very first fiscal cycle where the agency began drawing cash from the OPEB trust to cover pay-as-you-go retiree health premiums. The $3.8 million pension trust serves as a critical offset against structural CalPERS liability metrics. Marco noted that the standard Housing Choice Voucher (HCV) program is facing a substantial financial strain that is heavily impacting current operations. The key details regarding this program deficit include: Year-to-date, the combined administrative and Housing Assistance Payments (HAP) portion of the HCV program sits at a negative $686,000. This stands in stark contrast to the initial budget, which projected a positive surplus of $235,000 for this point in the fiscal year. Marco explained that the authority is still actively pulling out from the financial recoil of the federal government shutdown that occurred back in November. During prior months, HUD had accidentally overpaid the housing authority. Because those overpayments occurred during the prior fiscal year, HUD implemented a strict claw back mechanism during the current fiscal year. To recoup their money, HUD did not fully provide the expected HAP funding to the authority during the current cycle. Marco noted that this sudden funding squeeze forced the agency to navigate a operational deficit in FYE 2026 of -$686,000. Additionally, during the ROSS/Family Self-Sufficiency grant discussion, Marco noted that Section 8 funds are structurally positioned to absorb minor residual overruns from smaller programs if necessary.

3.4 Staff and the Board discussed the national phase-out of COVID-era Emergency Housing Vouchers (EHV). Funding cuts tracking into late 2026 risk destabilizing 23,000 households across California. Locally, HACB has safely insulated its clients; approximately 50% of participants have already transitioned into traditional Section 8 housing vouchers, with the remaining half on track to convert by December 2026.

3.15 The board authorized revised hourly rates for maintenance work performed on public housing units, effective October 1, 2026. Standard maintenance labor was set to $58.79 per hour, and overtime labor was set to $78.85 per hour. These standard rates are shared with tenants at move-in and utilized during move-out pre-inspections to calculate security deposit deductions. Staff noted that tenants are barred from executing structural repairs independently due to liability and vendor insurance constraints.

Commissioner Crowe moved that the Consent Calendar including Resolution No. 5000 "ADOPT STANDARD CHARGES TO RESIDENTS FOR CLEANING, REPAIR, REPLACEMENT AND MISCELLANEOUS CHARGES" be accepted as presented. Commissioner Ober seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

4.1 CA043 Butte County Housing Authority - Public Housing Agency Recovery & Sustainability (PHARS) Assessment Results and Determination Letter. The Board of Commissioners formally acknowledged receipt of an official letter and email packet from HUD. This correspondence detailed the findings from an onsite monitoring visit that HUD. federal agents performed under the PHARS framework on July 16, 2026. No formal resolution or vote was required for Item 4.1 as it was entered into the record as an informational correspondence update. However, management explicitly committed to bringing the final negotiated action item list and the formal determination framework back to the Board of Commissioners for comprehensive review and commissioner oversight

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 <u>2020A Bonds Budget</u> – Staff presented the consolidated fiscal year 2027 operating budget for its six bond-funded properties managed by RSC Associates. The portfolio is tracking a combined net cash flow of $234,399 (up from $218,460 last year) and an exceptional debt service coverage ratio of 1.83, easily clearing the minimum covenant mandate of 1.20. Management highlighted that minor cash flow tight spots persist at the 10-unit Locust Street complex ($476 cash flow) and Cameo/Cordillera ($1,010 cash flow) due to long-term affordable rent caps placed on designated units.

<u>* RESOLUTION NO. 5001*</u>

Commissioner Ober moved that Resolution No. 5001 be adopted by reading of title only: "APPROVAL OF FISCAL YEAR 2027 BUDGET FOR HOUSING AUTHORITY SERIES 2020A BOND PROGRAM". Commissioner Crowe seconded. The vote in favor was unanimous.

5.2 <u>Utility Allowances</u> – Staff presented updated utility schedules across housing programs. Due to spike variations in local utility pricing, water and electric allowances were raised in Gridley, Biggs, and Paradise (where water fees doubled). Conversely, allowances slightly decreased for properties in Chico and Oroville following downward adjustments in regional power baselines. Gridley Farm Labor UA's will be implemented after Board and USDA approvals, and will be effective October 1, 2026. Tax Credit property UA's are to be implemented within (90) days of Board approval.

*** MOTION***

Commissioner Ober moved motion to adopt Utility Allowances as proposed for the upcoming 2026/2027-year, effective January 1, 2026 for the Public Housing program and October 1, 2026 for the Section 8 HCV Program. Commissioner Crowe seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

Public Housing Resident Loren Freemen raised critical safety concerns regarding overgrown vegetation, non-native weeds, and high fire/debris hazards along the city-owned creek bed directly adjacent to public housing units. Executive Director Guanzon clarified that the City of Chico Parks Department owns and maintains the parcels directly outside the property fences. Staff committed to utilizing their strong existing relationship with City Public Works to address property lines and clear hazards.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

Executive Director Performance Evaluation was presented, performance evaluation includes a revision to the Executive Director's employment contract; which included an extension through June 30, 2030, effective July 1st, 2027.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION
Adjourn: 3:30 p.m.
Reconvene: 3:34 p.m.

Commissioners identified in the roll call, and staff except for Angie Little and Juan Meza were in attendance for Executive Session.

11.1 Government Code 54956.8: Conference with real estate negotiator – Update was provided to staff related to Evanswood Apartments, Oroville CA. No further action or discussion needed.

12. COMMISSIONERS' CALENDAR

- **Next Meeting: September 17, 2026**
- **NAHRO National Conference, October 15 -17, 2026 Denver Colorado**

13. ADJOURNMENT

The meeting was adjourned at 3:36 p.m.

Dated: August 20, 2026.

____
David W. Pittman, Board Chair

ATTEST:

____
Lawrence C. Guanzon, Secretary

HOUSING AUTHORITY of the County of Butte

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

3.2 Checks Written

August 2026

Sec - 8 HAP

Computer Checks	$	15,309.26
Direct Deposits	$	2,192,083.71
TOTAL	**$**	**2,192,392.97**

PAYROLL

Employees:

	$	72,717.56
	$	72,707.26
TOTAL	**$**	**145,424.82**

Resident Managers:

	$	689.97
	$	689.97
TOTAL	**$**	**1,379.94**

BANK ACCOUNTS SUMMARY

Business Activities	$	786,685.09
Banyard	$	1,080.00
BCAHDC	$	27,805.97
TOTAL	**$**	**815,571.06**

EQUAL HOUSING OPPORTUNITY

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

September 17, 2026

MEMO

To: Board of Commissioners

From: Marco Cruz, CFO Consultant
Larry Guanzon, Executive Director

Subject: 3.3 Finance Update

New Finance Director

At the time of writing, we're pleased to announce that our new Finance Director, Karen Wells, began employment on September14, 2026. Karen brings extensive non-profit and government accounting experience to HACB. Her initial priorities are to acclimate to HACB's operations and assist with the preparation of the audit.

FYE 2027 Budgets

The Accounting team has completed work on the October 1, 2026 – September 30, 2027 budgets. This three-month process entailed working with the various HACB departments and 3rd party property managers to develop the projections. The final consolidated HACB budget is presented at this September Board meeting after review and approval of the Budget Committee.

FYE 2026 Audit

HACB's fiscal year end is September 30, 2026. The Accounting department is beginning its year end preparations. We anticipate to have a final audit by April, two months earlier that FYE 2025, which was finalized in June.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

HOUSING CHOICE VOUCHER (SECTION 8)

UTILIZATION SUMMARY REPORT

ROLLING 12 MONTH ANALYSIS

UNITS LEASED SUMMARY	SEP'26	AUG'26	JUL'26	JUN'26	MAY'26	APR'26	MAR'26	FEB'26	JAN'26	DEC'25	NOV'25	OCT'25
BUTTE												
ACC UNIT MONTHS	1985	1985	1985	1985	1983	1983	1983	1983	1983	1983	1983	1983
CURRENT LEASED	1923	1937	1927	1894	1876	1879	1880	1885	1887	1867	1856	1870
VOUCHER UTILIZATION %	**96.88%**	**97.58%**	**97.08%**	**95.42%**	**94.60%**	**94.76%**	**94.81%**	**95.06%**	**95.16%**	**94.15%**	**93.60%**	**94.30%**
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	99	99	97	97	99	100	99	98	106	98	100	94
VOUCHER UTILIZATION %	**113.79%**	**113.79%**	**111.49%**	**111.49%**	**113.79%**	**114.94%**	**113.79%**	**112.64%**	**121.84%**	**112.64%**	**114.94%**	**108.05%**
VASH												
ACC UNIT MONTHS	229	229	214	214	214	214	214	214	214	214	214	214
CURRENT LEASED	191	190	189	191	190	193	195	189	189	188	188	187
VOUCHER UTILIZATION %	**83.41%**	**82.97%**	**88.32%**	**89.25%**	**88.79%**	**90.19%**	**91.12%**	**88.32%**	**88.32%**	**87.85%**	**87.85%**	**87.38%**
TOTAL												
ACC UNIT MONTHS	2301	2301	2286	2286	2284	2284	2284	2284	2284	2284	2284	2284
CURRENT LEASED	2213	2226	2213	2182	2165	2172	2174	2172	2182	2153	2144	2151
VOUCHER UTILIZATION %	**96.18%**	**96.74%**	**96.81%**	**95.45%**	**94.79%**	**95.10%**	**95.18%**	**95.10%**	**95.53%**	**94.26%**	**93.87%**	**94.18%**

HAP SUMMARY*	SEP'26	AUG'26	JUL'26	JUN'26	MAY'26	APR'26	MAR'26	FEB'26	JAN'26	DEC'25	NOV'25	OCT'25
ACC BUDGET	$ 2,052,490	$ 2,052,490	$ 2,047,885	$ 2,047,885	$ 2,045,538	$ 2,045,538	$ 2,045,538	$ 2,045,538	$ 2,045,538	$ 1,854,477	$ 1,854,477	$ 1,854,477
ACTUAL HAP	$ 2,064,809	$ 2,095,738	$ 2,106,151	$ 2,058,964	$ 2,034,136	$ 2,023,159	$ 2,025,653	$ 2,026,490	$ 2,020,053	$ 1,974,219	$ 1,945,813	$ 1,939,494
PER UNIT COST	$ 933	$ 941	$ 952	$ 944	$ 940	$ 931	$ 932	$ 933	$ 926	$ 917	$ 908	$ 902
BUDGET UTILIZATION %	**100.60%**	**102.11%**	**102.85%**	**100.54%**	**99.44%**	**98.91%**	**99.03%**	**99.07%**	**98.75%**	**106.46%**	**104.93%**	**104.58%**

ACTIVITY SUMMARY	SEP'26	AUG'26	JUL'26	JUN'26	MAY'26	APR'26	MAR'26	FEB'26	JAN'26	DEC'25	NOV'25	OCT'25
# PORT IN BILLED	1	5	6	44	46	47	46	45	41	41	41	41
#PORT OUT UNDER CONTRACT	88	89	89	94	93	90	90	84	82	81	80	80
ZERO HAP	9	7	7	9	9	10	8	9	7	9	9	4
UTILITY ASSISTANCE PAYMENTS	120	126	115	122	123	124	136	129	135	136	136	130
NEW ADMISSIONS	**	7	10	9	7	1	9	12	3	12	23	6
INITIAL VOUCHERS SEARCHING	23	23	27	17	17	11	13	15	14	8	7	15
ACTUAL/ESTIMATED EOP	15	8	15	21	17	21	17	10	8	14	16	13
REMAIN ON WAITING LIST	468	468	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
2025-2026

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	%
Sep-26	11**	0	0***	0	2	0	3	0	0	0	0	5	97.4%
Aug-26	11**	0	0***	0	1	0	2	0	0	0	0	3	98.4%
Jul-26	11**	0	0***	0	0	1	1	0	0	1	1	4	97.9%
Jun-26	11**	0	0***	0	0	0	1	0	1	1	0	3	98.4%
May-26	11**	0	0***	0	0	0	2	0	1	2	0	5	97.4%
Apr-26	11**	0	0***	0	0	0	0	2	2	0	0	4	97.9%
Mar-26	14**	0	0***	0	0	0	0	1	4	0	1	6	96.9%
Feb-26	12**	0	0***	0	2	1	1	0	4	0	2	10	94.8%
Jan-26	13**	0	0***	0	1	1	0	0	4	1	1	8	95.8%
Dec-25	13**	0	0***	1	0	2	0	0	5	0	2	10	94.8%
Nov-25	12**	0	0***	2	2	0	0	0	5	0	1	10	94.8%
Oct-25	11**	0	0***	2	2	0	2	0	8	0	2	16	91.6%

* 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.

*** 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	%
Sep-26	1	0	1	0	0	2	0	4	98.8%
Aug-26	2	0	3	1	0	1	0	7	98.0%
Jul-26	1	0	3	0	0	2	0	6	98.3%
Jun-26	1	0	2	2	1	1	1	8	97.7%
May-26	2	1	3	1	1	1	1	10	97.1%
Apr-26	2	0	1	0	6	0	2	11	96.8%
Mar-26	4	1	2	0	2	1	1	11	96.8%
Feb-26	2	0	3	0	2	1	1	9	97.4%
Jan-26	1	0	4	0	2	1	2	10	97.1%
Dec-25	1	0	8	0	1	1	2	13	96.2%
Nov-25	1	0	6	0	1	1	2	11	96.8%
Oct-25	0	2	1	0	4	0	1	8	97.7%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Sep-26	0
Aug-26	1
Jul-26	5
Jun-26	5
May-26	6
Apr-26	6
Mar-26	7
Feb-26	7
Jan-26	7
Dec-25	9
Nov-25	7
Oct-25	6

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Sep-26	4	0	0	3
Aug-26	5	1	0	2
Jul-26	4	1	1	2
Jun-26	5	1	0	2
May-26	3	0	0	1
Apr-26	3	1	0	1
Mar-26	5	2	1	0
Feb-26	5	2	5	0
Jan-26	7	1	4	0
Dec-25	7	2	1	0
Nov-25	7	1	1	0
Oct-25	8	2	2	0

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	16 Transfer list	6+	2545	6+	2010	6+
2	4310	3+			858	2+
3	659	2+	688	2+	437	2+
4	303	5+			119	4+
5					37	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	15	3	450	3	341	2
2	608	7			60	
3	29	2	16	6	16	
4	7	4+			1	
5					2	

MEMO

Date: September 11, 2026

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

As of September 11, 2026, the status of HACB construction activity follows:

<u>2020A Bond – Activities</u>:

- To date, **$9,190,745** has been obligated, representing approximately **97%** 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 (unless noted otherwise). All remaining improvements are anticipated to be completed by the end of 2026, at which point all funds are expected to be fully expended.

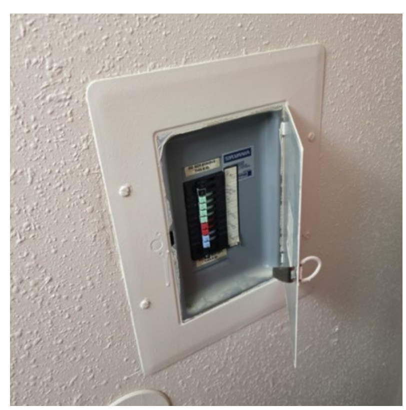
<u>Mayer Commons (formerly Kathy Court Apartments), Paradise</u>:

- Upon coordinating with Town of Paradise and HCD staff, the HACB is required to conduct a Cost Certification, which shall be prepared by a CPA (Certified Public Accountant). The Cost Certification contract has been executed and is underway.
- HACB staff sent the final CDBG-DR Draw Request upon conferring with Town of Paradise staff. The final Draw Request is currently under review and is expected to be received upon completion of the Cost Certification, which will mark the final completion of this project.

<u>Park Place Apartments, Oroville</u>:

Electric Panel Replacement Project: Replacement of GTE Sylvania electric panels in each dwelling unit as well as the Community Room.

- A public bid opening was held on September 1, 2026 and nine (9) contractor bids were received.
- As of this writing the bid results are preliminary pending review and verification of applicable bid requirements.



Park Place Apartments, Oroville – Electric Panels slated for replacement

<u>Farm Labor Housing, Gridley</u>: *State Water Board Backup Generator Funding Program includes the installation of a new 200kW natural gas generator and a 200A automatic transfer switch.*

- Construction commenced on-site in early June.
- As of this writing, all preparatory site work has been completed. This includes, installation of underground and aboveground gas piping, installation of underground electrical conduit, installation of the concrete foundation and installation of the chain link fencing.
- Work on-site will resume upon delivery of the generator, which is currently slated for January, 2027.

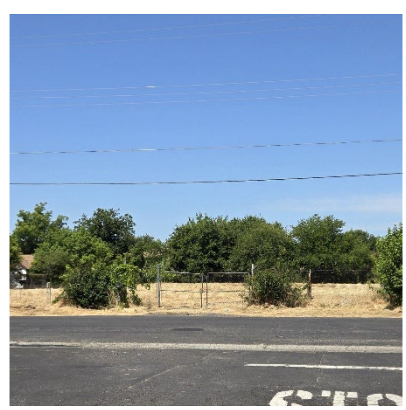

Farm Labor Housing, Gridley –Preparatory site work complete

<u>Lincoln Apartments, Chico</u>: *Exterior Rehabilitation with emphasis on railing replacement, stair tread replacement, and exterior painting.*

- An Invitation for Bid is expected to be issued in September.
- Per the City of Chico Building Review, a special inspector must be identified before permit approval. Therefore, HACB staff will solicit the services of a special inspector before commencing.

<u>Fogg Avenue Apartments, Oroville:</u> *Development Initiative (Bare land, 1.32-acres)*

- 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.



Proposed Fogg Avenue Apartments, Oroville

12 Month HACB Construction Project Schedule - September, 2026

	Budgeted Amount	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27
Park Place Apartments, Oroville													
Electric Panel Replacement Project	$143,880												
Farm Labor Housing, Gridley													
Well Backup Generator Project	$500,000												
Lincoln Apartments, Chico													
Railing and Stair Replacement Project (estimate)	$267,948												
Fogg Avenue Apartments, Oroville													
Design Development and Construction Drawings	$450,000												
Seek Funding and Grant Application Preparation	$50,000												
Other Projects													
Cordillera Apartments Electric Panel Replacement Project	T.B.D.												
1519 Locust Street Apartments Electric Panel Replacement Project	T.B.D.												
Total next 12 months:	**$1,411,828**												

Planning/Design/Bid Phase
Construction Phase
Completed

MEMO
Date: September 10, 2026
To: Board of Commissioners
From: Sheri Bouvier, Contracts Administrator
Subject: Capital Fund Construction Projects – Status Update

As of September 10, 2026, the following summarizes the status of current HACB Capital Fund construction activities:

Tree Trim and Removal Project –South County Sites

- IFB issued 9/2/2026.
- ICE: $185,000
- Status: Out to Bid

Roof Replacements – 15 Select Sites

- IFB issuance est. 10/01/26.
- ICE: $300,000
- Status: Bid Development

Winston Gardens – Painting and Stucco Replacement Project

- IFB issuance est. 11/01/26.
- ICE: $500,000
- Status: Scope/Specs Development

Asbestos Floor Tile Abatement – All Sites

- Ongoing during unit turnover. 167 of 232 units completed

DETAILED CAPITAL FUND ACTIVITY BY CAPITAL FUND PROJECT

Capital Fund 2023, Funding Amount $1,147,379.00 to be expended by February 16, 2027
This Capital Fund is 99.82% obligated and 99.82% 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. – project completed
- 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 – project completed
- 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 97.14% obligated and 95.64% expended.

- HVAC Replacement Project– Select units, replace HVAC units which have reached the end of their useful life, in progress as needed
- 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 – projects complete
- New Monument Signs – replace monuments signs at Rhodes Terrance and Shelton Oaks, project complete
- Tree Trim and Removal Project – North County – project complete
- Barrier Free Shower System Installation – 7 Natoma Ct., Chico – project completed
- ADA Access Ramp – 7 La Leita Ct., Chico – project completed
- Roof Replacement – 1239 Ivy Street, Chico – project completed

Capital Fund 2025, Funding Amount $1,115,592.00 to be expended by May 12, 2029
This Capital Fund is 30% obligated and 30% 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
- Kitchen Cabinet Replacements – Select units Amp wide replace kitchen cabinets which have reached the end of their useful life, in planning
- Paint – at 43-10 in Oroville – Select units in phases, in planning

Housing Authority of the County of Butte

HUD Low Income Public Housing

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 09/10/2026

Capital Funds CF-23, CF-24,CF-25

			CF-23			CF-24			CF-25			Totals		
			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)	45,668.00	45,668.00	45,668.00	231,314.00	231,314.00	231,314.00	223,118.40	223,118.40	223,118.40	500,100.40	500,100.40	-
3	1408	Management Improvements				5,000.00	-	-	-	-	-	5,000.00	-	5,000.00
4	1410	Administration (10% Max)	91,336.00	91,336.00	91,336.00	115,657.00	115,657.00	115,657.00	111,559.20	111,559.20	111,559.20	318,552.20	318,552.20	-
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	1,010,375.00	1,008,274.44	1,008,274.44	807,449.00	779,288.03	761,893.88	780,914.40		-	2,598,738.40	1,770,168.32	828,570.08
			1,147,379.00	1,145,278.44	1,145,278.44	1,159,420.00	1,126,259.03	1,108,864.88	1,115,592.00	334,677.60	334,677.60	3,422,391.00	2,588,820.92	833,570.08
				99.82%	99.82%		97.14%	95.64%		30.00%	30.00%			

Housing Authority of the County of Butte

HUD Low Income Public Housing

Capital Fund Program Summary - Projects Proposed or Under Contract

		100 Reserved Budget	1406 Operations	1408 Mgmt. Improvements	1410 Admin	1480 General Capital Activity	Totals	"UC" Under Contract
Acct Code	Cash Available as of 09/10/2026	-	-	5,000.00	-	828,570.08	833,570.08	
	CF-23, CF-24, CF-25 Funding							
100	Reserved Budget	-					-	
1406	Operations		-				-	
1408	Management Improvements			5,000.00			5,000.00	
1410	Administration				-		-	
1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment					828,570.08	828,570.08	
							833,570.08	Total
		0.00	0.00	0.00	0.00	0.00	0.00	

MEMO

Date: September 11, 2026

To: HACB Board of Commissioners

From: Juan Meza, Public Housing Manager
Taylor Gonzalez, Project Manager

Subject: Farm Labor Housing, Gridley – status report

As of September 1st, there's a total of (78) occupied units. There were no move-in's or move-out's during the month of August, 2026. A total of (11) concrete block units are vacant and are rent ready. (18) units are deemed uninhabitable, and (8) are offline, waiting for the next phase renovation. **As residents move-out of the old 1930's-era wooden units the total number of units available for occupancy decreases as they are designated "Uninhabitable" with USDA-RD.** There is (1) pending unlawful detainer and no intent to vacate notices at this time. Unpaid rents – there are several and AWI is in the process of collecting.

AWI Staff Participating in the Dia del Niño Event in Gridley, CA

There are several applicants on the waiting list at this time, and AWI has brought in additional staff to help expedite turns. Marketing includes distribution of flyers to local farms and businesses, a listing on Craig's List, and move-in specials along with referral incentives to attract qualified applicants. AWI is currently running another advertisement in the local Spanish radio station. AWI staff have also placed banners and balloons on the grounds to increase visibility.

Monthly rental income came in at $888 less than budget at $114,303. YTD income comes to $31,518 less than budget at $1,235,577. YTD expenses are $119,420 more than budget at

$975,039. Overages are reflected in admin, software and the majority for outside contracting, Our YTD NOI came to a $260,537 or $150,938 less than budget. After debt service, capital replacements, and asset management fees net income is $63,201 more than budget at $96,961.

The proposed annual FLH budget which fiscal year consists of October 1 thru September 30th was submitted to USDA on 7-1-26 and is due to HCD by August 1, 2026. We know there will be some revisions as "rent increases" need to be approved by USDA and utility allowances are being formulated by US Consultants which will revise the anticipated income for the 2026-27 fiscal year.

USDA-RD has acknowledged receipt of the request submitted by AWI for a waiver to rent to non-farm labor households. However, AWI has not received a response from USDA-RD on whether or not the waiver will be approved after multiple follow up attempts. The current government shutdown has further delayed the resolution of this and other pending items. The waiver request would permit occupancy by over-income and/or non-farm labor households, and allow current over-income residents to remain in their home helping decrease the vacancy on the property. Per Housing Community & Development (HCD) the site would still need to maintain at least (86) households that are farm labor eligible to remain in compliance.

Chavarria's Landscaping continues to provide landscaping services for the property. Although AWI staff had originally planned to repaint the exterior of the maintenance shops and install borders around the playground areas, both projects have been deferred and incorporated into the 2027 budget. Pothole repairs will be scheduled annually.

Unrenovated 1980's era Concrete-block Unit

Mi C.A.S.A.'s monthly food distribution was held on September 8th, 2026. Mi C.A.S.A.'s fall session of classes began on August 31st, 2026, and staff is reporting between (30-40) students are attending on a daily basis. In the upcoming weeks we will be working with Mi C.A.S.A. staff to start the process to obtain poster entries from the students for the 2027 NAHRO's "What Home Means to Me" poster contest.

The NVCSS Promotores Dual Language Learning (DLL) program is currently working with (14-16) families weekly within the community building on Staff Dr. Promotores staff would like to move forward with a plan to introduce a hydroponic unit to grow herbs and tomatoes as part of a community garden for all residents. The location for the community garden was approved as they will be using raised plantar beds. The location for community garden is near the chapel where the raised plantar beds will be located.

Housing Community & Development (HCD) performed their annual monitoring inspection of the Gridley FLH resident files and rental units on July 8th through July 10th, 2025. AWI and HACB staff were present to assist HCD staff with access to the rental units and answer any questions in regards to the resident files. All requested documents requested by HCD have been submitted by AWI staff. The (213) findings found during the physical inspections of the units will require an extension in order to make all of the repairs needed. AWI sent an initial response to HCD on September 19, 2025 and a partial clearance letter was received in November, 2025. AWI submitted the second response to HCD to resolve all findings. The final clearance letter from HCD dated February 18, 2026 was presented in the February Board **meeting.** The HCD inspection has triggered a letter from the California Department of Justice to ensure we are following Lead Safety requirements at the property. The HACB and AWI 3rd party property manager has submitted a response and has provided all documents requested to ensure compliance. We are currently awaiting a reply from DOJ.

State Demonstration "Demo" Housing Unit

AWI continues their efforts to renovate the old concrete block units. AWI was able to renovate (2) of the cinderblock units (1478/1482 Ogden Ave.) last year which are now rented, and have completed another (2) cinderblock units (1464/1468 Ogden Ave.) which they plan to rent out as soon as they have qualified applicants.

Additional funds are being sought to continue property building renovation. The USDA is not a factor. State Joe Serna Jr. Farmworker Housing and other program funds are contemplated. Renovation and/or demolition and/or historic preservation of the historically significant 1930's era wooden units is pressing – only nine of the original twenty-four wooden units are habitable.

1930's era Wood Frame Units

Regarding the Well Backup Generator Project; following the passage of Resolution 4990 and execution of the construction contract, work has officially commenced on-site. As of this writing, all preparatory site work has been completed. This includes installation of underground and aboveground gas piping, installation of underground electrical conduit, installation of the concrete foundation and installation of the chain link fencing. Work on-site will resume upon delivery of the generator, which is currently slated for January, 2027. Please also see Taylor Gonzalez's construction report on the FLH Well Generator narrative.

Please find third party property manager AWI's August, 2026 report following.

Gridley Farm Labor Housing

August 2026

11 units available • 0 Move-in • 0 Move-out

Vacancy Advertising

- The property is offering move-in specials and referral incentives to attract qualified applicants
- Flyers have been placed in heavily trafficked areas
- Banners and balloons are displayed on the grounds to increase visibility
- Running another radio ad
- Staff have visited multiple employers in the area and supplied them with the fliers

Current Staffing

Staffing

Manager: Miriam Sainz
Assistant Manager: Ana Martinez
Maintenance: Eriberto Martinez
Assistant Maintenance: Hillary McClelland

Vacancy Overview

CURRENT

#OG 1461-1103: ***Unit is ready,*** looking for qualifying applicants

#Ern 863-0803: ***Unit is ready,*** Applicant pending verifications

#OG 1495-1114: ***Unit is ready,*** looking for qualifying applicants

#SU 1517-0305: ***Unit is ready,*** Applicant uploaded to compliance for review

UPCOMING

#SU 1528-0311: Forbearance signed with a vacate date of 3/15/26. Failed to vacate. This unit is pre-leased once we get possession. Still in legal.

Capital Projects

Budgeted Items planned for 2026

Rehab 2 more units: ~~Two units scheduled for completion in 2026.~~

Pothole repairs: Yearly pothole repairs

Painting: ~~Paint the property shops if approved~~

Playground upgrades: ~~Add a border around the playground so that ground cover can be added under the playground.~~

Current Status

Rehab 2 more units: Completed

Pothole repairs: This task will be done annually

Painting: This will need to be moved into 2027 budget.

Playground upgrades: This will need to be moved into 2027 budget.

Rehab units

In Progress

#OG 1464-1105: ***Unit is ready,*** looking for qualifying applicants

#OG 1468-1106: ***Unit is ready,*** looking for qualifying applicants

#MC 1464-0503: Gathering alternative bids for 2027 Rehab

#MC 1468-0504: Gathering alternative bids for 2027 Rehab

Current site breakdown

- **78 Occupied**
- **8 Units held for the next phase of rehab / in house rehab**
- **18 Units deemed uninhabitable (old wooden units)**
- **11 Units available for occupancy**

Additional Notes

- Staff continue to work on finding qualifying applicants. Handing out flyers at local businesses, Running move-in specials, sending flyers to employers with verifications.

Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000-03	**INCOME**									
4110-00	Market/Contract Rent	137,970	138,710	-740	-1	1,509,679	1,525,810	-16,131	-1	1,664,520
4190-00	Gain/Loss to Lease	2,054	0	2,054	N/A	6,162	0	6,162	N/A	0
4999-99	GROSS POTENTIAL RENT	140,024	138,710	1,314	1	1,515,841	1,525,810	-9,969	-1	1,664,520
5000-00	INCOME ADJUSTMENTS									
5110-00	Vacancy Loss	-23,003	-20,269	-2,734	-13	-251,466	-222,958	-28,508	-13	-243,227
5120-00	Admin Unit-Non Rev	-3,214	-3,584	370	10	-30,714	-39,424	8,710	22	-43,008
5150-00	Concessions-Move In Special	0	0	0	N/A	-716	0	-716	N/A	0
5190-00	Bad Debt Expense	0	0	0	N/A	-5,009	0	-5,009	N/A	0
5199-98	TOTAL INCOME ADJUSTMENTS	-26,217	-23,853	-2,364	-10	-287,905	-262,382	-25,523	-10	-286,235
5199-99	NET RENTAL INCOME	113,807	114,857	-1,050	-1	1,227,936	1,263,428	-35,492	-3	1,378,285
5500-00	OTHER INCOME									
5510-00	Laundry Income	93	138	-44	-32	1,697	1,512	184	12	1,650
5590-00	Other Tenant Income	0	12	-12	-100	2,212	138	2,075	1,509	150
5600-00	Interest Income	291	183	108	59	2,770	2,017	753	37	2,200
5610-00	Interest Income-Restricted Reserve	111	0	111	N/A	962	0	962	N/A	0
5999-98	TOTAL OTHER INCOME	496	333	163	49	7,641	3,667	3,974	108	4,000
5999-99	**TOTAL INCOME**	**114,303**	**115,190**	**-888**	**-1**	**1,235,577**	**1,267,095**	**-31,518**	**-2**	**1,382,285**
6000-00	**OPERATING EXPENSES**									
6000-01	NON-CONTROLLABLE EXPENSES									
6000-02	TAXES AND INSURANCE									
6100-10	Real Estate Taxes-Special Assessments	2,500	2,500	0	0	27,500	27,500	0	0	30,000
6100-20	Real Estate Taxes-PILOT	1,559	1,559	0	0	17,145	17,145	0	0	18,704
6120-00	Other Taxes/Fees/Permits	0	417	417	100	4,079	4,583	505	11	5,000
6150-00	Property Insurance-GL	7,442	7,818	376	5	74,760	86,002	11,241	13	93,820
6170-00	Bond Premiums	0	106	106	100	0	1,166	1,166	100	1,272
6199-99	TOTAL TAXES AND INSURANCE	11,501	12,400	898	7	123,484	136,396	12,912	9	148,796
6200-00	UTILITIES									
6210-00	Electricity-Common Areas	5,787	3,157	-2,630	-83	30,258	34,725	4,467	13	37,882
6210-10	Electricity-Units	-2,819	0	2,819	N/A	2,204	0	-2,204	N/A	0
6220-00	Water-Domestic	2,203	2,917	714	24	21,200	32,083	10,884	34	35,000
6220-10	Water-Irrigation	2,086	0	-2,086	N/A	2,086	0	-2,086	N/A	0
6230-00	Sewer-Standard Billing	2,470	2,470	0	0	27,165	27,165	0	0	29,635
6240-00	Gas/Heating Fuel-Units	59	430	371	86	2,692	4,730	2,038	43	5,160
6240-10	Gas/Heating Fuel-Common Areas	219	0	-219	N/A	2,509	0	-2,509	N/A	0
6250-00	Trash-Standard Pickup	2,117	2,500	383	15	21,882	27,500	5,618	20	30,000
6250-10	Trash-Bulk Pickup	0	0	0	N/A	585	0	-585	N/A	0
6299-99	TOTAL UTILITIES	12,121	11,473	-648	-6	110,581	126,204	15,623	12	137,677

Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6300-00	PROPERTY MANAGEMENT FEES									
6320-00	Management Fees	6,600	8,500	1,900	22	85,110	93,500	8,390	9	102,000
6399-98	TOTAL PROPERTY MANAGEMENT FEES	6,600	8,500	1,900	22	85,110	93,500	8,390	9	102,000
6399-99	TOTAL NON-CONTROLLABLE EXPENSES	30,223	32,373	2,150	7	319,175	356,100	36,925	10	388,473
6400-00	CONTROLLABLE EXPENSES									
6400-01	PROFESSIONAL FEES									
6410-00	Audit Fees	708	708	0	0	7,792	7,792	0	0	8,500
6420-00	Bookkeeping Fees	350	350	0	0	3,850	3,850	0	0	4,200
6430-00	Legal-Evictions	0	208	208	100	4,458	2,292	-2,167	-95	2,500
6430-10	Legal-Fair Housing	0	0	0	N/A	3,900	0	-3,900	N/A	0
6430-60	Legal-Other	0	0	0	N/A	1,470	0	-1,470	N/A	0
6440-00	Professional Fees	189	0	-189	N/A	239	0	-239	N/A	0
6499-99	TOTAL PROFESSIONAL FEES	1,247	1,267	19	2	21,709	13,933	-7,775	-56	15,200
6500-00	PERSONNEL COSTS									
6510-00	Maintenance Wages-Base	7,666	8,966	1,300	15	86,900	98,626	11,726	12	107,592
6510-10	Maintenance Wages-Overtime	1,515	0	-1,515	N/A	6,676	0	-6,676	N/A	0
6510-30	Maintenance Wages-Vacation	247	0	-247	N/A	4,578	0	-4,578	N/A	0
6510-40	Maintenance Wages-PTO	195	0	-195	N/A	4,765	0	-4,765	N/A	0
6520-00	Manager Wages-Base	5,208	9,167	3,959	43	91,725	100,835	9,111	9	110,002
6520-10	Manager Wages-Overtime	373	0	-373	N/A	3,196	0	-3,196	N/A	0
6520-30	Manager Wages-Vacation	255	0	-255	N/A	4,143	0	-4,143	N/A	0
6520-40	Manager Wages-PTO	228	0	-228	N/A	5,767	0	-5,767	N/A	0
6540-00	Employer Social Security	980	1,546	566	37	12,492	17,004	4,512	27	18,550
6540-10	Employer Medicare	229	0	-229	N/A	2,922	0	-2,922	N/A	0
6540-20	FUTA (Federal Unemployment)	0	0	0	N/A	166	0	-166	N/A	0
6540-30	SUTA (State Unemployment)	0	0	0	N/A	1,225	0	-1,225	N/A	0
6540-40	401(k) Match (Employer)	1	0	-1	N/A	21	0	-21	N/A	0
6550-00	Workers Comp Insurance	883	802	-81	-10	10,020	8,816	-1,203	-14	9,618
6555-00	Personnel Medical Insurance	1,639	4,156	2,517	61	18,598	45,713	27,116	59	49,869
6560-00	Life Insurance	8	0	-8	N/A	89	0	-89	N/A	0
6599-99	TOTAL PERSONNEL COSTS	19,427	24,636	5,208	21	253,282	270,995	17,713	7	295,631
6600-00	MARKETING AND LEASING COSTS									
6610-00	Advertising	0	125	125	100	987	1,375	388	28	1,500
6620-00	Credit Checking	19	0	-19	N/A	133	0	-133	N/A	0
6699-99	TOTAL MARKETING AND LEASING COSTS	19	125	106	85	1,120	1,375	255	19	1,500
6700-00	GENERAL AND ADMINISTRATIVE									
6700-01	CONTRACT/RECURRING G/A									
6700-10	P/M IT	95	0	-95	N/A	1,487	0	-1,487	N/A	0
6700-20	P/M Software	0	0	0	N/A	2,241	0	-2,241	N/A	0
6700-30	P/M Software-Yardi	1,543	0	-1,543	N/A	14,380	0	-14,380	N/A	0
6710-00	Telephone	271	386	115	30	2,763	4,246	1,483	35	4,632

Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6710-10	Internet	134	140	6	4	2,569	1,540	-1,029	-67	1,680
6710-20	Cell Phone Reimbursement	240	0	-240	N/A	2,111	0	-2,111	N/A	0
6715-10	Copier Expenses	19	0	-19	N/A	19	0	-19	N/A	0
6715-30	Toner/Copier Expense	0	26	26	100	550	290	-260	-90	316
6720-00	Postage/Freight	0	34	34	100	330	378	47	12	412
6730-00	Office Supplies/Expense	308	393	85	22	4,363	4,323	-40	-1	4,716
6740-00	Water/Coffee Service	0	5	5	100	27	50	23	46	55
6820-00	Tenant Services-General	0	42	42	100	0	458	458	100	500
6830-00	Resident Services-Supplies	0	0	0	N/A	299	0	-299	N/A	0
6860-00	Security-Svc Contract	2,138	2,000	-138	-7	25,854	22,000	-3,854	-18	24,000
6880-00	Pest Control-Svc Contract	245	250	5	2	2,940	2,750	-190	-7	3,000
6890-00	Fire/Alarm-Svc Contract	0	170	170	100	0	1,870	1,870	100	2,040
6895-00	Cable-Internet/TV Service	120	0	-120	N/A	569	0	-569	N/A	0
6899-99	TOTAL CONTRACT/RECURRING G/A	5,113	3,446	-1,667	-48	60,502	37,905	-22,597	-60	41,351
6900-00	OTHER G/A									
6910-00	Other Admin-General	0	1,533	1,533	100	853	16,862	16,009	95	18,395
6910-10	Other Admin-UA Calc	0	0	0	N/A	1,308	0	-1,308	N/A	0
6910-20	Other Admin-Bank Fee	40	0	-40	N/A	320	0	-320	N/A	0
6930-00	Mileage	1,065	0	-1,065	N/A	2,718	0	-2,718	N/A	0
6940-00	Travel and Promotion	0	67	67	100	0	733	733	100	800
6950-00	Training Expense	0	105	105	100	827	1,155	328	28	1,260
6955-00	Employee Meals	0	10	10	100	35	114	79	69	124
6999-98	TOTAL OTHER G/A	1,105	1,715	610	36	6,061	18,864	12,803	68	20,579
6999-99	TOTAL GENERAL AND ADMINISTRATIVE	6,218	5,161	-1,057	-20	66,564	56,769	-9,795	-17	61,930
7000-00	REPAIRS AND MAINTENANCE									
7000-01	CONTRACT/RECURRING R/M									
7010-00	R/M Contract-General	0	831	831	100	160,776	9,136	-151,640	-1,660	9,967
7015-00	R/M Contract-Plumbing	730	620	-110	-18	4,313	6,818	2,505	37	7,438
7020-00	R/M Contract-Electrical	4,316	0	-4,316	N/A	7,740	0	-7,740	N/A	0
7025-00	R/M Contract-HVAC	0	460	460	100	2,340	5,055	2,715	54	5,515
7065-00	Grounds-Svc Contract	9,298	10,230	932	9	111,905	112,530	625	1	122,760
7065-10	Grounds-Trees	0	0	0	N/A	6,190	0	-6,190	N/A	0
7065-20	Grounds-Repairs	350	0	-350	N/A	470	0	-470	N/A	0
7065-90	Grounds-Other	-2,104	0	2,104	N/A	0	0	0	N/A	0
7099-99	TOTAL CONTRACT/RECURRING R/M	12,590	12,140	-450	-4	293,734	133,540	-160,194	-120	145,680
7100-00	OTHER R/M									
7110-00	Janitorial Supplies	199	101	-99	-98	1,415	1,110	-304	-27	1,211
7115-00	Painting and Decorating	0	208	208	100	3,359	2,292	-1,068	-47	2,500
7120-00	R/M Supplies-General	285	1,773	1,488	84	10,256	19,505	9,249	47	21,278
7125-00	R/M Supplies-Plumbing	0	0	0	N/A	31	0	-31	N/A	0
7130-00	R/M Supplies-Electrical	0	0	0	N/A	110	0	-110	N/A	0
7135-00	R/M Supplies-HVAC	320	0	-320	N/A	997	0	-997	N/A	0
7199-99	TOTAL OTHER R/M	804	2,082	1,278	61	16,168	22,907	6,738	29	24,989

Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7200-00	TURNOVER R/M									
7220-00	Unit Turn-Unit Cleaning-Vendor	0	0	0	N/A	3,288	0	-3,288	N/A	0
7299-98	TOTAL TURNOVER R/M	0	0	0	N/A	3,288	0	-3,288	N/A	0
7299-99	TOTAL REPAIRS AND MAINTENANCE	13,394	14,222	829	6	313,190	156,447	-156,743	-100	170,669
7399-97	TOTAL CONTROLLABLE EXPENSES	40,306	45,411	5,105	11	655,864	499,519	-156,345	-31	544,930
7399-98	**TOTAL OPERATING EXPENSES**	**70,528**	**77,784**	**7,255**	**9**	**975,039**	**855,619**	**-119,420**	**-14**	**933,403**
7399-99	**NET OPERATING INCOME**	**43,774**	**37,407**	**6,368**	**17**	**260,537**	**411,475**	**-150,938**	**-37**	**448,882**
7400-00	DEBT SERVICE									
7410-00	Interest-Mortgage USDA-RD	12,559	12,559	0	0	138,149	138,144	-4	0	150,703
7499-99	TOTAL DEBT SERVICE	12,559	12,559	0	0	138,149	138,144	-4	0	150,703
7500-00	REPLACEMENT COSTS/OTHER									
7500-01	REPLACEMENT COSTS - OPERATING									
7500-02	TURNOVER REPLACEMENT COSTS									
7510-00	R/M Replacement-General	0	17,225	17,225	100	1,939	189,475	187,536	99	206,700
7530-00	R/M Replacement-Window	0	0	0	N/A	16,073	0	-16,073	N/A	0
7545-10	R/M Flooring Replacement-1Bed	0	2,217	2,217	100	0	24,383	24,383	100	26,600
7550-00	R/M Replacement-Refrigerator	0	975	975	100	540	10,725	10,185	95	11,700
7570-00	R/M Replacement-HVAC Unit	0	438	438	100	0	4,812	4,812	100	5,250
7580-00	R/M Replacement-Water Heater	0	300	300	100	0	3,300	3,300	100	3,600
7599-97	TOTAL TURNOVER REPLACEMENT COSTS	0	21,154	21,154	100	18,553	232,696	214,143	92	253,850
7799-99	TOTAL REPLACEMENT COSTS - OPERATING	0	21,154	21,154	100	18,553	232,696	214,143	92	253,850
7800-00	OTHER NON-OPERATING COSTS									
7860-00	Asset Management Fees	625	625	0	0	6,875	6,875	0	0	7,500
7899-98	TOTAL OTHER NON-OPERATING COSTS	625	625	0	0	6,875	6,875	0	0	7,500
7899-99	TOTAL REPLACEMENT COSTS/OTHER	625	21,779	21,154	97	25,428	239,571	214,143	89	261,350
7999-99	**NET INCOME (LOSS) BEFORE CAPEX**	**30,590**	**3,069**	**27,521**	**897**	**96,961**	**33,760**	**63,201**	**187**	**36,829**
9999-98	**NET INCOME (LOSS)**	**30,590**	**3,069**	**27,521**	**897**	**96,961**	**33,760**	**63,201**	**187**	**36,829**

Date: September 11, 2026

MEMO

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager
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, Lincoln, Locust, Mayer Commons 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 narrative and financials for Gridley Springs II.

RSC Associates, Inc has sold their property management portfolio to Hignell Companies, Inc. and this transition will be transpiring by October 1, 2026.

Alamont Apartments, Chico (30 units, family, RSC) – There was three (3) vacancies as of the first of the month. There are no additional 30-day notices to vacate. There were no unpaid rents for the month of August. Total YTD Income came in $11,847 more than budget at $376,963 due to rents collected being higher than budget and YTD service income being higher than anticipated. Total YTD expenses are $1,146 more than anticipated at $145,415 bringing the YTD NOI to $10,700 more than budget, at $231,547. YTD Maintenance Expenses are higher due to Repairs-Labor, Pool Maintenance, & Service to HVAC units. Capital Improvements consisted of equipment and flooring replacement. YTD Capital Improvements come in under budget by $12,207 at $35,932.

Alamont Apartments, 811 West East Avenue, Chico

Cameo Apartments, **Chico** (20 units, family, RSC) - The property has two (2) vacancies as of August 1st. There were no new 30-day notices to vacate. There was unpaid rent for the month and a balance for legal fees owed which RSC is in the process of collecting. Total YTD income is slightly higher than budget by $5,181 at $217,527. YTD vacancy loss is higher than budget at $10,856 or $1,656 more than anticipated. Total YTD Operating Expenses are higher by $4,678 at $112,878. Operating Expense Overages are in Administrative & Maintenance Expenses. The YTD NOI was higher than budget at $104,648 or $502 more than budget. There were no capital improvements for August. YTD Capital Improvements are lower than budget due to less turnover; thus, not having to replace items like cabinets and flooring as unit's turnover for anticipated budget upgrades.


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 one (1) pending additional 30-day notices to vacate. There were small amounts of unpaid rents for the month which RSC is in the process of collecting. Total YTD Income is $11,588 more than anticipated, at $480,423. The increased income compared to budget is due to vacancy loss being less than what was budgeted. Total YTD Operating Expenses is $40,435 less than budget, at $213,638. YTD NOI totals $266,784 or $51,894 more than budget. There were no capital improvements for the month. YTD Capital Improvements comes in $13,679 less than budget at $18,321.

Evanswood Estates Apartments, Oroville Units #21, 25, and 33, tracked separately, all three units are occupied as of the date of this memo. There were no additional 30-day notices to vacate or unpaid rents for the month of August. YTD Income is slightly above budget by $3,500 at $43,669. With YTD expenses being higher than budget at $32,393 or $12,854 more than anticipated, YTD NOI is $9,354 less than budget, at $11,275. The decrease in NOI can be attributed by the Turnover Repairs & Replacements to #25 previously mentioned as when this unit was purchased by the HACB it had a tenant who had lived in this unit for many years and upon move out the unit needed upgrading. The unit was re-rented at a higher rental amount for $1,845 per month, as mentioned in last month's narrative.

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

Lincoln Apartments, 474 East 12th Street, Chico

Lincoln Apartments, Chico (18 units, family, RSC) – Lincoln Apartments is 100% occupied as of September 1st. There were no additional thirty (30) day notices to vacate. All rents were collected for the month with the exception of one unit and RSC is in the process of collecting. Total YTD income is above budget by $9,337 at $190,909 as vacancy loss was lower than budget, as well as service income and rents collected YTD came in higher than anticipated. YTD Expenses are under budget by $16,158 at $77,529 bringing NOI to $25,496 more than budget at $113,380. YTD Capital Improvements came in over budget by $8,108 at $20,908.

Weather permitting exterior painting of the buildings will occur as well as exterior railing, revamped exterior concrete stairs also to be replaced in the later part of 2026.

Locust Apartments, Chico (10 units, family, RSC) – The property has zero (0) vacancy as of September 1st. There were no additional thirty-day notices to vacate. All rent was collected for the month. Total YTD Income came to $97,275 or $4,028 less than budget. The decrease in income compared to budget is due to two units being set-aside and leased at 30% of AMI pursuant to the agreement in place by the HACB board. Total YTD Expenses are $51,746 or $2,722 more than budget. NOI YTD comes to $45,528 or $6,750 less than budget. Administrative, Turnover & Maintenance Expenses YTD are more than budget. The majority of bond-funded capital improvements are complete, with replacement of water heaters, range hoods, and GFCI outlets installed. Capital Improvements YTD are $7,807 less than budget at $6,892.

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 zero (0) vacancy. There were no additional 30-day notices to vacate. Unpaid Rents for the month was (0) zero. YTD Income is $13,685 more than budget at $353,578. YTD Expenses comes to $35,753 less than budget at $135,978. YTD NOI is $49,438 more than budget at $217,599. YTD Capital Improvements total $28,345. 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 3rd & 4th quarter in 2026. We worked 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. Bids are in and approved and site concrete replacement has been completed. See Taylor Gonzalez's Construction narrative for photos.

The 2020A BOND properties are required through the lender BNY Mellon to perform a five (5) year property condition assessment thru a neutral 3rd party vendor. The findings of the property assessment condition will require the HACB to perform repairs and capital improvements to ensure the BOND properties' condition and useful life is stable and enhanced to ensure its "value" is upheld and sustained.

Other-Owned Properties

Gridley Springs II, Gridley (24 units, Family, Arrowhead Housing) The property has no (0) vacancy as of this memo. There are no additional 30-day notices. Property management has transitioned to Arrowhead Housing. YTD Income comes to $219,721 or $3,508 more than budget. YTD Expenses is $54,155 less than budget at $147,265. This brought NOI to $72,455 which is $57,633 more than budget. Smoke & Carbon Monoxide Detectors are being replaced. Gutter cleaning, and tree trimming has been completed. Secondly, a slab leak has been repaired which will be reflected once work is completed. 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) –*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 has been closed out with the opening of a new operating account due to the complex's re-naming to Mayer Commons.*

A total of twelve (12) units are **occupied** as of July 1st of 2026. YTD income collected was $69,112 or $14,153 less than budget due to YTD vacancy loss being more than budget. YTD

Expenses totaled $57,021 which brought the YTD NOI to $12,091 or $7,302 more than budget. The NOI will decrease as the property receives the annual insurance premium. ***The approval of the Town of Paradise & HCD to increase the 60% of AMI to 80% of AMI enabled 3rd party property management (RSC) to re-rent the last 2-bedroom unit***. 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 report on construction.

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RSC ASSOCIATES, INC.
PROPERTY MANAGEMENT

September 9, 2026

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

RE: August 2026 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 August 2026. For additional details, please review the following comprehensive financial reports provided for each property.

- **August 12** – International Youth Day, recognizing the important role young people play in shaping stronger communities
- **August 21** – National Senior Citizens Day, celebrating the contributions of older adults and drawing attention to the issues affecting them
- **August 26** – Women's Equality Day, recognizing the adoption of the 19th Amendment and the continuing pursuit of equality

If you have any questions or concerns, please contact Patti or me.

Respectfully,

Susan Critser

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

cc Richard Gillaspie

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Sacramento Office | 219 Estates Drive, Suite 103, Roseville, CA 95678 | Phone: 916.780.8228

1519 Locust Street
August 2026

Monthly Highlights:

Updates – As a reminder, rental income varies from budget this year because two units are leased at 30%. AMI.

- ✓ Total Rental Income for August was $8,598.00, under budget by -8.02%.

Occupancy -
- ✓ Occupancy totaled 100%. No notices currently.

Rent Collection -
- ✓ There were no delinquent rents for August.

Expense Variances -
- ✓ Total Operating Expenses were below budget by -30.17.
- ✓ NOI totaled $3,874.54, which fell short of budget expectations by -32.85%

Capital Expenses –

- ✓ No capital improvements for August.

Owner Distributions -
- ✓ No owner distributions for the month. The distribution year-to-date is $30,824.98.

EXTERIOR PHOTOS


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RSC
ASSOCIATES, INC.
PROPERTY MANAGEMENT

Alamont Apartments
August 2026

Monthly Highlights:

Updates – Total Rental Income for August was $31,850.50. Income was under budget by -5.99%.

Occupancy -
- ✓ Occupancy totaled 90.0%.
- ✓ Unit #4 is vacant and in the process of being turned.
- ✓ Unit #22 is vacant and in the process of being turned.
- ✓ Unit #6 is vacant and in the process of being turned

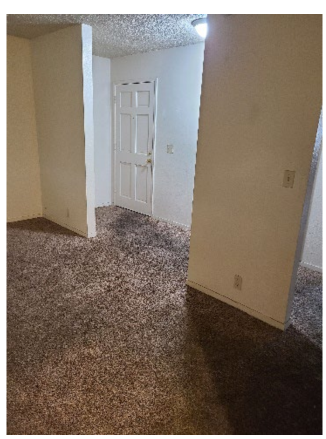
Rent Collection -
- ✓ There were no delinquent rents for August.

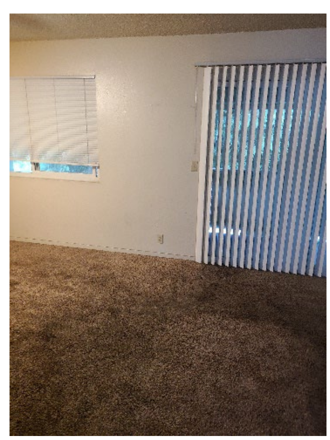
Expense Variances -
- ✓ Total Operating Expenses are unfavorable due to apartment expenses budgeted in the previous month.
- ✓ NOI fell below budget for the period by -12.90%.

Capital Expenses -
- ✓ Equipment for garbage disposal #27 totaled $229.34
- ✓ Carpet #4 $954.75 and Flooring #4 LVP $3,294.69
- ✓ Pool furniture 2 chaise lounges $150.97

Owner Distributions -
- ✓ No owner distributions for the month. The distribution year-to-date is $161.708.40.

MOVE OUT PICTURES UNIT #4





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Cameo Apartments
August 2026

Monthly Highlights:

Updates – August Total Rental Income is $19,180.00 or 0.61%, exceeding budget.

Occupancy –

- ✓ Occupancy totaled 92%.
- ✓ Unit #49-4 is vacant and is being prepped for turnover.
- ✓ Unit #41-1 manager unit is vacant.
- ✓ No new notices to move out.

Rent Collection -

- ✓ Unit #37-2 owes a balance of $706.24 for legal fees.
- ✓ Unit #53-2 owes a balance of $102.00.

Expense Variances -

- ✓ Total Operating Expenses had an unfavorable variance due to expenses being over budget -12.8%.
- ✓ Net Operating Income budget expectations were less than budgeted by -2.89%.

Capital Expenses -

- ✓ No capital improvements for August.

Owner Distributions -

- ✓ The owner's distribution for the month was $4,715.45. The distribution year-to-date is $60,898.45.

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RSC ASSOCIATES, INC. PROPERTY MANAGEMENT

Evanswood Estates Apartments
August 2026

Monthly Highlights:

Updates – Total Rental Income exceeded budget projections by 0.41%, totaling $43,773.00.

Occupancy –
- ✓ Occupancy remained at 100%.
- ✓ Unit #17 is on notice to vacate 9/1/26.

Rent Collection -
- ✓ There were 2 small delinquent rents:
- ✓ Unit #36 has a balance of $675.00.

Expense Variances -
- ✓ Total Operating Expenses reflect a cost-efficient operating period, totaling $18,076.32.
- ✓ Net Operating Income was positive compared to the budget by 19.70%, totaling $25,897.81.

Capital Expenses -
- ✓ No capital improvements for August.

Owner Distributions –
- ✓ The owner's distribution for the month was $16,290.71. The distribution year-to-date is $206,496.62.

EXTERIOR PHOTOS

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Evanswood #21, #25, and #33
August 2026

Monthly Highlights:

Updates –
- ✓ Total Rental Income for August was $4,472.00, exceeding budget by 21.06%.

Occupancy –
- ✓ The property is 100% occupied
- ✓ No new notices to vacate or move out have been received this month.

Rent Collection –
- ✓ There are no delinquent rents for August.

Expense Variances-
- ✓ Total Operating Expenses fell under budget expectations by -10.58%, totaling $1,960.30.
- ✓ NOI exceeded budget for the period totaling $2,511.70, positive to budget by 30.73%.

Capital Expenses -
- ✓ No capital improvements for August.

Distributions –
- ✓ No owner distribution for August. The distribution year-to-date is $3,933.45.

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Lincoln Apartments
August 2026

Monthly Highlights:

Updates - Total Rental Income for August is $17,649.00. Favorable by 11.45%.

Occupancy -
- ✓ Occupancy improved to 100%.
- ✓ No new notices to vacate or move out have been received this month.

Rent Collection -
- ✓ Unit #2 has a balance of $437.50.

Expense Variances -
- ✓ Total Operating Expenses – Expense control contributed to monthly savings of 33.31%.
- ✓ NOI totaled $9,833.29, positive to budget by 119.74%.

Capital Improvements –
- ✓ Carpet replacement totaling $2,984.00 for unit #6.

Owner Distributions -
- ✓ The owner's distribution for the month was $2,500.00. The distribution year-to-date is $71,150.01.

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ASSOCIATES, INC.
PROPERTY MANAGEMENT

Mayer Commons
August 2026

Monthly Highlights:

Updates - Total Rental Income for August was $7,546.40, below budget by -8.46%.

Occupancy -
- ✓ I am pleased to report we are 100% occupied!

Rent Collection –
- ✓ Unit D owes $223.78 in remaining months' rent after the flood.
- ✓ Unit H owes $735.50; did not receive child support.
- ✓ Unit J owes $386.87; did not receive Social Security.

Expense Variances -
- ✓ Total Operating Expenses totaled 19,167.99. Expenses were over budget due to an insurance payment of $14,028.68.
- ✓ NOI was negatively affected compared to budget due to the insurance payment.
- ✓ Replacement Reserves accrued, totaling $35,000.00.

Capital Expenses -
- ✓ No capital improvements for August.

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

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Park Place Apartments

August 2026

Monthly Highlights:

Updates - Total Rental Income for August was $32,576.00, exceeding budget by $2,772.00 or 9.30%.

Occupancy -
- ✓ We concluded August with 100% occupancy.
- ✓ No new notices to vacate or move out have been received this month.

Rent Collection -
- ✓ There are no delinquent rents for August 2026.

Expense Variances -
- ✓ Total Operating Expenses favorable variance compared to budget, 29.28% at $11,745.75.
- ✓ Net Operating Income higher than projected by 52.25%, totaling $20,996.79.

Capital Improvements -
- ✓ No capital improvements for August

Owner Distributions -
- ✓ The owner's distribution for the month was $10,615.61. The distribution year-to-date is $110,599.19.

TRASH ENCLOSURES

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Gridley Springs 2
Budget Comparison
August 31, 2026

	Month Ending 08/31/2026				Year to Date 08/31/2026			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Rental Income								
5120 - Rent Revenue -- Gross Potential	19,651.50	19,651.50	0.00	0.00	226,302.50	216,166.50	10,136.00	4.68
5180 - Local Section 8 Subsidy Revenue	500.00	500.00	0.00	0.00	5,500.00	5,500.00	0.00	0.00
5195 - Leases Less than Market	182.50	0.00	182.50	100.00	(8,726.50)	0.00	(8,726.50)	(100.00)
5196 - Leases in Excess of Market	0.00	0.00	0.00	0.00	619.00	0.00	619.00	100.00
Total Rental Income	**20,334.00**	**20,151.50**	**182.50**	**0.90**	**223,695.00**	**221,666.50**	**2,028.50**	**0.91**
Vacancy, Losses & Concessions								
5220 - Vacancy Loss - Apartments	0.00	(589.89)	589.89	100.00	(7,005.00)	(6,488.79)	(516.21)	(7.95)
Total Vacancy, Losses & Concessions	**0.00**	**(589.89)**	**589.89**	**100.00**	**(7,005.00)**	**(6,488.79)**	**(516.21)**	**(7.95)**
Net Rental Income	**20,334.00**	**19,561.61**	**772.39**	**3.94**	**216,690.00**	**215,177.71**	**1,512.29**	**0.70**
Financial Income								
5440 - Interest Revenue -- Replacement Reserve	2.44	0.00	2.44	100.00	25.76	0.00	25.76	100.00
Total Financial Income	**2.44**	**0.00**	**2.44**	**100.00**	**25.76**	**0.00**	**25.76**	**100.00**
Other Income								
5910 - Laundry Revenue	0.00	10.83	(10.83)	(100.00)	135.27	119.13	16.14	13.54
5920 - Tenant Charges (Late Fees, Damages)	0.00	83.33	(83.33)	(100.00)	0.00	916.63	(916.63)	(100.00)
5950 - Utility Bill Back Revenue	0.00	0.00	0.00	0.00	2,870.44	0.00	2,870.44	100.00
Total Other Income	**0.00**	**94.16**	**(94.16)**	**(100.00)**	**3,005.71**	**1,035.76**	**1,969.95**	**190.19**
Total Income	**20,336.44**	**19,655.77**	**680.67**	**3.46**	**219,721.47**	**216,213.47**	**3,508.00**	**1.62**
Expenses								
Administrative Expenses								
6203 - Conventions and Meeting	23.28	29.17	5.89	20.19	346.04	320.87	(25.17)	(7.84)
6311 - Office Supplies	413.19	791.67	378.48	47.80	8,490.79	8,708.37	217.58	2.49
6320 - Management Fee Expense	1,080.00	1,080.00	0.00	0.00	11,655.00	11,880.00	225.00	1.89
6340 - Legal Expense - Project	0.00	100.00	100.00	100.00	0.00	1,100.00	1,100.00	100.00
6350 - Audit Expense	1,200.00	1,083.33	(116.67)	(10.76)	1,200.00	11,916.63	10,716.63	89.93
6351 - Bookkeeping Fees/Accounting Services	0.00	200.00	200.00	100.00	0.00	2,200.00	2,200.00	100.00
6352 - Bank Fees	0.00	0.00	0.00	0.00	1.50	0.00	(1.50)	(100.00)
6390 - Misc. Administrative Expenses	0.00	253.00	253.00	100.00	854.49	2,783.00	1,928.51	69.29
Total Administrative Expenses	**2,716.47**	**3,537.17**	**820.70**	**23.20**	**22,547.82**	**38,908.87**	**16,361.05**	**42.04**
Marketing Expenses								
6210 - Advertising and Marketing	0.00	54.17	54.17	100.00	495.00	595.87	100.87	16.92
Total Marketing Expenses	**0.00**	**54.17**	**54.17**	**100.00**	**495.00**	**595.87**	**100.87**	**16.92**
Payroll Expenses								
6330 - Manager Salaries	2,270.52	1,961.25	(309.27)	(15.76)	23,572.66	21,573.75	(1,998.91)	(9.26)
6512 - Maintenance Salaries	2,186.38	1,968.67	(217.71)	(11.05)	22,251.84	21,655.37	(596.47)	(2.75)
6711 - Payroll Taxes	338.66	418.75	80.09	19.12	4,065.38	4,606.25	540.87	11.74
6722 - Workers Compensation Ins	417.34	339.58	(77.76)	(22.89)	4,190.75	3,735.38	(455.37)	(12.19)
6723 - Health Insurance and Other Employee Benefits	170.51	838.25	667.74	79.65	2,074.04	9,220.75	7,146.71	77.50
Total Payroll Expenses	**5,383.41**	**5,526.50**	**143.09**	**2.58**	**56,154.67**	**60,791.50**	**4,636.83**	**7.62**
Utilities								
6449 - Utilities - Vacant	0.00	0.00	0.00	0.00	2,009.03	0.00	(2,009.03)	(100.00)
6450 - Electricity	263.73	254.17	(9.56)	(3.76)	6,894.23	2,795.87	(4,098.36)	(146.58)

Gridley Springs 2
Budget Comparison
August 31, 2026

	Month Ending 08/31/2026				Year to Date 08/31/2026			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6451 - Water	808.65	574.17	(234.48)	(40.83)	3,709.49	6,315.87	2,606.38	41.26
6452 - Gas	31.15	102.08	70.93	69.48	1,392.84	1,122.88	(269.96)	(24.04)
6453 - Sewer	888.92	1,033.33	144.41	13.97	8,838.17	11,366.63	2,528.46	22.24
6525 - Garbage & Trash Removal	513.23	533.33	20.10	3.76	5,452.41	5,866.63	414.22	7.06
Total Utilities	**2,505.68**	**2,497.08**	**(8.60)**	**(0.34)**	**28,296.17**	**27,467.88**	**(828.29)**	**(3.01)**
Operating & Maintenance Expenses								
6515 - Supplies - Maint. & Repairs	185.72	1,000.00	814.28	81.42	3,576.33	11,000.00	7,423.67	67.48
6520 - Contracts - Maint. & Repairs	100.00	3,658.33	3,558.33	97.26	25,331.26	40,241.63	14,910.37	37.05
6534 - Uniforms	18.87	0.00	(18.87)	(100.00)	18.87	0.00	(18.87)	(100.00)
6546 - Repairs - HVAC Repairs & Maintenance	0.00	141.67	141.67	100.00	1,871.19	1,558.37	(312.82)	(20.07)
6590 - Misc. Operating & Maint Expenses	0.00	958.33	958.33	100.00	2,548.56	10,541.63	7,993.07	75.82
Total Operating & Maintenance Expenses	**304.59**	**5,758.33**	**5,453.74**	**94.71**	**33,346.21**	**63,341.63**	**29,995.42**	**47.35**
Taxes & Insurance								
6720 - Property & Liability Insurance (Hazard)	0.00	0.00	0.00	0.00	6,230.54	10,149.96	3,919.42	38.61
6790 - Miscellaneous Taxes / Licenses / Permits / Insurance	0.00	0.00	0.00	0.00	195.12	165.00	(30.12)	(18.25)
Total Taxes & Insurance	**0.00**	**0.00**	**0.00**	**0.00**	**6,425.66**	**10,314.96**	**3,889.30**	**37.70**
Total Expenses	**10,910.15**	**17,373.25**	**6,463.10**	**37.20**	**147,265.53**	**201,420.71**	**54,155.18**	**26.88**
Net Operating Income (Loss)	**9,426.29**	**2,282.52**	**7,143.77**	**312.97**	**72,455.94**	**14,792.76**	**57,663.18**	**389.80**
Net Income (Loss)	**9,426.29**	**2,282.52**	**7,143.77**	**312.97**	**72,455.94**	**14,792.76**	**57,663.18**	**389.80**

MEMO

Date: September 11, 2026

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 is (0) vacancy as of this memo's date. Several of the past vacancies were 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 but as of August 1, 2026 the property's vacancy was zero (0), as previously mentioned. There are at least three (3) units where an unlawful detainer may be filed for non-payment of rent. AWI had increased their marketing to address the dynamic and anticipated future vacancies. 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.

Exterior Painting has been completed. New building signage has also been installed. Parking lot bids to repair/replace sections of asphalt are being updated and work will be completed in the next quarter. Total YTD income is below budget by $38,510 at $536,117. Budgeted rental income is less and bad debt expense attributed to the decrease in income previously mentioned. YTD Total expenses are under budget by $38,443 at $433,715. This brought Net Operating Income YTD to 102,403 or only $68 less than budget. Repairs, Maintenance, and Supplies come in over budget YTD. The property is again searching for a new on-site manager as the former resigned. The property is subject to repositioning, involving refinancing, capital improvements, and replacements. Please find AWI's monthly narrative and financials for your review.

Chico Commons Apartments, 2071 Amanda Way, Chico

Walker Commons Apartments, 678 Buttonwillow Lane, Chico

Walker Commons Apartments, **Chico (56 units, LIHTC, Senior & Disabled, MGP: BCAHDC, PM: AWI)** – The property has three (3) vacancies as of this memo. These vacant units have applicants that are being processed. There is one (1) additional 30-day notices to vacate. Residents and staff have continued to partner to create monthly activities supporting all residents, such as donut and ice cream socials, resident birthday cake celebrations, bingo nights monthly, and weekly card games. YTD income is less than budget by approximately $2,133 at $380,573 with overall YTD expenses lower than anticipated by $30,273 at $261,977. This brought the property's Net Operating Income to $28,141 more than budget, at $118,597. Tree Trimming & Path-Lighting underground wiring is also being planned. Exterior fascia repairs, gutter replacement and exterior painting of wood areas, as well as window replacement are being performed, as needed. The property is subject to repositioning, involving refinance, capital improvements and replacements. Rebecca Meyer is the new on-site manager and continues to excel where the former on-site left off. 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 four (4) vacancies as of this memo. AWI reviews the turnover and market ready status of these 4 units in their report, following. There is (3) additional 30-day notices as reiterated in AWI's narrative, as there is a transfer to another unit within the complex and moving in with relatives. Any unpaid rents are also being collected. AWI is processing applications and preparing all vacant units for leasing. 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. Facia Repairs-Painting, roofing & landscaping needs are being addressed. 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. Butte County Library continues to serve property residents.

Total YTD income is lower by $45,886, at $775,359. Gross rents being less than budgeted, as well as increased vacancy loss. Total YTD expenses come in at $527,577 or $22,010 less than budget. This brought the YTD NOI to $247,782 or $23,876 less than budget. The property is subject to repositioning, involving refinancing and capital improvements. Please find AWI's monthly financials following.

AWI, 3rd party property management is re-organizing the office to accommodate more space for ADA accessible wheelchairs, looking at removing a desk located in front of main office for clearance, these changes will streamline entry for potential residents and current residents. The computer room will remain the same to accommodate use of the computer room and not lose this complex amenity. Lastly, the office staff has numerous meeting spaces for privacy to accommodate any resident meetings. 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

August 2026

5 units available • 0 Move-in • 0 Move-out

Vacancy Advertising

- The property is offering move-in specials and referral incentives to attract qualified applicants
- Staff has been coordinating with the Housing Authorities and VA to encourage Section 8 move-ins
- Flyers have been placed in heavily trafficked areas
- Banners and balloons are displayed on the grounds to increase visibility

Current Staffing

Staffing

Manager: VACANT
Maintenance: Carl Perry
Assistant Maintenance: David Moreland

Vacancy Overview

CURRENT

100% Occupied

UPCOMING

#66 - (Non-Payment) Notice expires on 7/14/26, sent to Legal

#12 - (Non-Payment) Notice expires on 7/17/26, sent to Legal

#44 - (Non-Payment) Notice expires on 8/10/26, sent to Legal

Capital Projects

Budgeted Items planned for 2026

Asphalt: The site has multiple areas that need filled

Painting: ~~Walked with vendor, finishing touches underway~~

HVAC Cleaning: Semi-Annually

Current Status

Asphalt: New Manager is working on gathering more bids.

Painting: Completed

HVAC Cleaning: Scheduling before summer

Additional Notes

Interviews for the Property Manager role are in progress.

Chico Commons (p0549)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000-03	**INCOME**									
4110-00	Market/Contract Rent	74,974	79,759	-4,785	-6	604,105	638,072	-33,967	-5	957,108
4190-00	Gain/Loss to Lease	379	0	379	N/A	9,021	0	9,021	N/A	0
4999-99	GROSS POTENTIAL RENT	75,353	79,759	-4,406	-6	613,126	638,072	-24,946	-4	957,108
5000-00	INCOME ADJUSTMENTS									
5110-00	Vacancy Loss	-2,378	-7,976	5,598	70	-41,776	-63,807	22,031	35	-95,711
5120-00	Admin Unit-Non Rev	-1,101	-1,101	0	0	-8,808	-8,811	3	0	-13,217
5130-00	Rent Adjustments	0	-135	135	100	0	-1,079	1,079	100	-1,618
5150-00	Concessions-Move In Special	0	0	0	N/A	-1,084	0	-1,084	N/A	0
5190-00	Bad Debt Expense	0	0	0	N/A	-36,553	0	-36,553	N/A	0
5199-98	TOTAL INCOME ADJUSTMENTS	-3,479	-9,212	5,733	62	-88,221	-73,697	-14,524	-20	-110,546
5199-99	NET RENTAL INCOME	71,874	70,547	1,327	2	524,905	564,375	-39,470	-7	846,562
5500-00	OTHER INCOME									
5510-00	Laundry Income	526	477	49	10	5,191	3,818	1,373	36	5,727
5520-00	Late Charges	0	271	-271	-100	25	2,169	-2,144	-99	3,253
5590-00	Other Tenant Income	0	495	-495	-100	1,660	3,961	-2,301	-58	5,942
5600-00	Interest Income	173	38	135	355	1,282	305	978	321	457
5610-00	Interest Income-Restricted Reserve	279	0	279	N/A	2,644	0	2,644	N/A	0
5690-00	Miscellaneous Income	0	0	0	N/A	410	0	410	N/A	0
5999-98	TOTAL OTHER INCOME	978	1,282	-304	-24	11,213	10,253	960	9	15,379
5999-99	**TOTAL INCOME**	**72,852**	**71,828**	**1,023**	**1**	**536,117**	**574,627**	**-38,510**	**-7**	**861,941**
6000-00	**OPERATING EXPENSES**									
6000-01	NON-CONTROLLABLE EXPENSES									
6000-02	TAXES AND INSURANCE									
6100-10	Real Estate Taxes-Special Assessments	0	118	118	100	695	945	250	26	1,417
6120-00	Other Taxes/Fees/Permits	0	175	175	100	58	1,398	1,340	96	2,097
6120-10	Other Taxes/Fees/Permits-FTB Fee	0	67	67	100	800	533	-267	-50	800
6150-00	Property Insurance-GL	4,111	4,171	60	1	32,885	33,365	479	1	50,047
6170-00	Bond Premiums	0	32	32	100	0	259	259	100	388
6199-99	TOTAL TAXES AND INSURANCE	4,111	4,562	452	10	34,438	36,499	2,061	6	54,749
6200-00	UTILITIES									
6210-00	Electricity-Common Areas	95	1,033	938	91	853	8,265	7,412	90	12,397
6210-10	Electricity-Units	1,383	0	-1,383	N/A	7,423	0	-7,423	N/A	0
6220-00	Water-Domestic	4,138	2,755	-1,384	-50	21,358	22,039	681	3	33,058
6230-00	Sewer-Standard Billing	3,127	1,749	-1,378	-79	14,072	13,992	-80	-1	20,988
6240-00	Gas/Heating Fuel-Units	1,045	1,934	889	46	9,895	15,471	5,576	36	23,207
6240-10	Gas/Heating Fuel-Common Areas	211	0	-211	N/A	1,668	0	-1,668	N/A	0
6250-00	Trash-Standard Pickup	1,095	2,515	1,420	56	5,900	20,120	14,220	71	30,180
6250-10	Trash-Bulk Pickup	480	0	-480	N/A	4,020	0	-4,020	N/A	0

Chico Commons (p0549)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6299-99	TOTAL UTILITIES	11,574	9,986	-1,588	-16	65,189	79,887	14,698	18	119,830
6300-00	PROPERTY MANAGEMENT FEES									
6320-00	Management Fees	4,173	4,173	0	0	33,385	33,385	0	0	50,077
6399-98	TOTAL PROPERTY MANAGEMENT FEES	4,173	4,173	0	0	33,385	33,385	0	0	50,077
6399-99	TOTAL NON-CONTROLLABLE EXPENSES	19,858	18,721	-1,137	-6	133,012	149,771	16,759	11	224,656
6400-00	CONTROLLABLE EXPENSES									
6400-01	PROFESSIONAL FEES									
6410-00	Audit Fees	1,042	1,042	0	0	8,333	8,333	0	0	12,500
6430-00	Legal-Evictions	0	833	833	100	9,910	6,667	-3,243	-49	10,000
6440-00	Professional Fees	125	0	-125	N/A	158	0	-158	N/A	0
6499-99	TOTAL PROFESSIONAL FEES	1,167	1,875	708	38	18,401	15,000	-3,401	-23	22,500
6500-00	PERSONNEL COSTS									
6510-00	Maintenance Wages-Base	5,804	7,994	2,190	27	53,416	63,950	10,534	16	95,925
6510-10	Maintenance Wages-Overtime	14	0	-14	N/A	508	0	-508	N/A	0
6510-30	Maintenance Wages-Vacation	163	0	-163	N/A	3,082	0	-3,082	N/A	0
6510-40	Maintenance Wages-PTO	116	0	-116	N/A	3,180	0	-3,180	N/A	0
6520-00	Manager Wages-Base	2,904	9,789	6,885	70	29,696	78,314	48,618	62	117,471
6520-10	Manager Wages-Overtime	177	0	-177	N/A	894	0	-894	N/A	0
6520-30	Manager Wages-Vacation	169	0	-169	N/A	2,887	0	-2,887	N/A	0
6520-40	Manager Wages-PTO	123	0	-123	N/A	3,272	0	-3,272	N/A	0
6540-00	Employer Social Security	623	1,771	1,148	65	5,818	14,165	8,346	59	21,247
6540-10	Employer Medicare	146	0	-146	N/A	1,361	0	-1,361	N/A	0
6540-20	FUTA (Federal Unemployment)	0	0	0	N/A	162	0	-162	N/A	0
6540-30	SUTA (State Unemployment)	0	0	0	N/A	1,183	0	-1,183	N/A	0
6540-40	401(k) Match (Employer)	3	0	-3	N/A	48	0	-48	N/A	0
6550-00	Workers Comp Insurance	362	760	398	52	3,180	6,083	2,902	48	9,124
6555-00	Personnel Medical Insurance	663	1,776	1,113	63	1,545	14,207	12,661	89	21,310
6560-00	Life Insurance	4	0	-4	N/A	33	0	-33	N/A	0
6599-99	TOTAL PERSONNEL COSTS	11,271	22,090	10,818	49	110,265	176,718	66,453	38	265,077
6600-00	MARKETING AND LEASING COSTS									
6610-00	Advertising	0	54	54	100	189	433	245	56	650
6620-00	Credit Checking	94	100	6	6	246	800	554	69	1,200
6699-99	TOTAL MARKETING AND LEASING COSTS	94	154	60	39	435	1,233	799	65	1,850
6700-00	GENERAL AND ADMINISTRATIVE									
6700-01	CONTRACT/RECURRING G/A									
6700-10	P/M IT	0	187	187	100	729	1,495	766	51	2,243
6700-20	P/M Software	0	168	168	100	1,520	1,345	-175	-13	2,017
6700-30	P/M Software-Yardi	1,105	1,116	11	1	7,935	8,928	993	11	13,392
6710-00	Telephone	345	258	-87	-34	2,556	2,064	-492	-24	3,096
6710-10	Internet	178	272	94	35	1,309	2,172	863	40	3,258

Chico Commons (p0549)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6710-20	Cell Phone Reimbursement	120	176	56	32	1,199	1,411	212	15	2,116
6715-10	Copier Expenses	0	0	0	N/A	220	0	-220	N/A	0
6715-20	Toner Expenses	91	0	-91	N/A	91	0	-91	N/A	0
6715-30	Toner/Copier Expense	0	188	188	100	823	1,505	681	45	2,257
6720-00	Postage/Freight	0	89	89	100	427	710	283	40	1,065
6730-00	Office Supplies/Expense	-268	341	609	179	2,304	2,726	422	15	4,089
6735-00	Office Furniture and Equipment	-123	208	331	159	1,992	1,667	-325	-20	2,500
6740-00	Water/Coffee Service	-339	0	339	N/A	0	0	0	N/A	0
6820-00	Tenant Services-General	0	42	42	100	0	333	333	100	500
6820-30	Tenant Services-Other	105	0	-105	N/A	105	0	-105	N/A	0
6860-00	Security-Svc Contract	0	0	0	N/A	242	0	-242	N/A	0
6880-00	Pest Control-Svc Contract	0	996	996	100	3,040	7,965	4,925	62	11,948
6880-10	Pest Control-One-Time	0	0	0	N/A	800	0	-800	N/A	0
6890-00	Fire/Alarm-Svc Contract	147	740	593	80	1,868	5,920	4,052	68	8,880
6895-00	Cable-Internet/TV Service	0	119	119	100	0	951	951	100	1,426
6899-99	TOTAL CONTRACT/RECURRING G/A	1,359	4,899	3,540	72	27,159	39,191	12,032	31	58,787
6900-00	OTHER G/A									
6910-00	Other Admin-General	0	86	86	100	209	687	477	69	1,030
6910-20	Other Admin-Bank Fee	40	0	-40	N/A	320	0	-320	N/A	0
6930-00	Mileage	41	0	-41	N/A	521	0	-521	N/A	0
6940-00	Travel and Promotion	0	71	71	100	0	567	567	100	851
6950-00	Training Expense	0	65	65	100	481	517	36	7	776
6955-00	Employee Meals	0	55	55	100	0	440	440	100	660
6999-98	TOTAL OTHER G/A	81	276	195	71	1,532	2,211	680	31	3,317
6999-99	TOTAL GENERAL AND ADMINISTRATIVE	1,440	5,175	3,735	72	28,691	41,403	12,712	31	62,104
7000-00	REPAIRS AND MAINTENANCE									
7000-01	CONTRACT/RECURRING R/M									
7010-00	R/M Contract-General	0	3,000	3,000	100	62,744	24,003	-38,741	-161	36,004
7015-00	R/M Contract-Plumbing	0	468	468	100	1,178	3,745	2,568	69	5,618
7020-00	R/M Contract-Electrical	0	0	0	N/A	1,669	0	-1,669	N/A	0
7025-00	R/M Contract-HVAC	774	833	59	7	9,832	6,667	-3,166	-47	10,000
7030-00	R/M Contract-Carpet Cleaning-Non Unit Turn	0	92	92	100	0	735	735	100	1,103
7065-00	Grounds-Svc Contract	0	2,219	2,219	100	14,535	17,753	3,218	18	26,630
7065-20	Grounds-Repairs	0	0	0	N/A	340	0	-340	N/A	0
7099-99	TOTAL CONTRACT/RECURRING R/M	774	6,613	5,839	88	90,298	52,903	-37,395	-71	79,355
7100-00	OTHER R/M									
7110-00	Janitorial Supplies	0	137	137	100	352	1,099	747	68	1,648
7115-00	Painting and Decorating	112	481	369	77	4,405	3,846	-559	-15	5,769
7120-00	R/M Supplies-General	838	3,773	2,935	78	41,141	30,185	-10,956	-36	45,277
7125-00	R/M Supplies-Plumbing	78	0	-78	N/A	366	0	-366	N/A	0
7130-00	R/M Supplies-Electrical	159	0	-159	N/A	615	0	-615	N/A	0
7135-00	R/M Supplies-HVAC	25	0	-25	N/A	288	0	-288	N/A	0
7145-00	R/M Supplies-Appliances	155	0	-155	N/A	155	0	-155	N/A	0

Chico Commons (p0549)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7155-00	R/M Supplies-IT/Access Control	49	0	-49	N/A	49	0	-49	N/A	0
7160-00	R/M Supplies-Other	45	0	-45	N/A	0	0	0	N/A	0
7199-99	TOTAL OTHER R/M	1,461	4,391	2,930	67	47,371	35,129	-12,242	-35	52,694
7200-00	TURNOVER R/M									
7210-30	Unit Turn-Carpet Cleaning-3Bed	0	0	0	N/A	408	0	-408	N/A	0
7210-90	Unit Turn-Carpet Cleaning-Other	0	0	0	N/A	829	0	-829	N/A	0
7220-00	Unit Turn-Unit Cleaning-Vendor	350	0	-350	N/A	4,005	0	-4,005	N/A	0
7299-98	TOTAL TURNOVER R/M	350	0	-350	N/A	5,242	0	-5,242	N/A	0
7299-99	TOTAL REPAIRS AND MAINTENANCE	2,585	11,004	8,419	77	142,912	88,033	-54,879	-62	132,049
7399-97	TOTAL CONTROLLABLE EXPENSES	16,557	40,298	23,742	59	300,703	322,387	21,684	7	483,580
7399-98	**TOTAL OPERATING EXPENSES**	**36,414**	**59,020**	**22,605**	**38**	**433,715**	**472,157**	**38,443**	**8**	**708,236**
7399-99	**NET OPERATING INCOME**	**36,437**	**12,809**	**23,629**	**184**	**102,403**	**102,470**	**-68**	**0**	**153,705**
7400-00	DEBT SERVICE									
7430-00	Interest-Local Agency	2,604	2,604	0	0	20,833	20,833	0	0	31,250
7499-99	TOTAL DEBT SERVICE	2,604	2,604	0	0	20,833	20,833	0	0	31,250
7500-00	REPLACEMENT COSTS/OTHER									
7500-01	REPLACEMENT COSTS - OPERATING									
7500-02	TURNOVER REPLACEMENT COSTS									
7510-00	R/M Replacement-General	1,875	3,129	1,254	40	3,583	25,033	21,451	86	37,550
7515-00	R/M Replacement-Plumbing	4,941	0	-4,941	N/A	5,251	0	-5,251	N/A	0
7520-00	R/M Replacement-Electrical	245	483	238	49	245	3,867	3,622	94	5,800
7525-00	R/M Replacement-Door	0	583	583	100	6,868	4,667	-2,201	-47	7,000
7530-00	R/M Replacement-Window	131	0	-131	N/A	1,334	0	-1,334	N/A	0
7535-00	R/M Replacement-Cabinet	0	250	250	100	0	2,000	2,000	100	3,000
7545-10	R/M Flooring Replacement-1Bed	0	0	0	N/A	977	0	-977	N/A	0
7545-20	R/M Flooring Replacement-2Bed	1,500	0	-1,500	N/A	8,119	0	-8,119	N/A	0
7545-30	R/M Flooring Replacement-3Bed	3,737	0	-3,737	N/A	20,999	0	-20,999	N/A	0
7550-00	R/M Replacement-Refrigerator	0	396	396	100	5,845	3,167	-2,678	-85	4,750
7555-00	R/M Replacement-Dishwasher	0	0	0	N/A	2,779	0	-2,779	N/A	0
7560-00	R/M Replacement-Range	0	354	354	100	1,791	2,833	1,042	37	4,250
7565-00	R/M Replacement-Other Appliance	3,350	217	-3,133	-1,446	3,350	1,733	-1,617	-93	2,600
7599-97	TOTAL TURNOVER REPLACEMENT COSTS	15,779	5,412	-10,367	-192	61,141	43,300	-17,841	-41	64,950
7799-99	TOTAL REPLACEMENT COSTS - OPERATING	15,779	5,412	-10,367	-192	61,141	43,300	-17,841	-41	64,950
7800-00	OTHER NON-OPERATING COSTS									
7815-00	Administrative General Partner Fees	1,080	1,080	0	0	8,640	8,640	0	0	12,960
7899-98	TOTAL OTHER NON-OPERATING COSTS	1,080	1,080	0	0	8,640	8,640	0	0	12,960
7899-99	TOTAL REPLACEMENT COSTS/OTHER	16,859	6,492	-10,367	-160	69,781	51,940	-17,841	-34	77,910
7999-99	**NET INCOME (LOSS) BEFORE CAPEX**	**16,974**	**3,712**	**13,262**	**357**	**11,788**	**29,697**	**-17,908**	**-60**	**44,545**

Chico Commons (p0549)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8000-00	CAPEX/REPLACEMENT RESERVE									
8100-00	Authorized Reserve-Other	0	6,500	6,500	100	85,213	52,000	-33,213	-64	78,000
8110-00	Authorized Reserve-Flooring	0	2,550	2,550	100	0	20,400	20,400	100	30,600
8130-00	Authorized Reserve-HVAC	0	3,333	3,333	100	0	26,667	26,667	100	40,000
8140-00	Authorized Reserve-Water Heaters	0	583	583	100	0	4,667	4,667	100	7,000
8999-99	TOTAL CAPEX/REPLACEMENT RESERVE	0	12,967	12,967	100	85,213	103,733	18,520	18	155,600
9999-98	**NET INCOME (LOSS)**	**16,974**	**-9,255**	**26,229**	**283**	**-73,425**	**-74,037**	**612**	**1**	**-111,055**

Walker Commons

August 2026

3 units available • 1 Move-in • 2 Move-out

Vacancy Advertising

- The site is not currently running advertising.
- Working off a healthy waiting list when needed.

Current Staffing

Staffing

Manager: Rebbeca Meyer
Maintenance: Gregory Ramirez

Vacancy Overview

CURRENT

#42 (50%) (Medical) – Pending supplies. Applicant in process

#33 (50%): (Medical) – Light turn, Applicant in process

#12 (50%) (Medical) – Minor repairs needed. Applicant in process

UPCOMING

#13 (60%): (Medical) - Deceased

Capital Projects

Budgeted Items planned for 2026

Windows: Replace as needed

Siding: Several facia repairs are needed around the site

Painting: ~~Full complex painting~~

Gutter Replacement: Continue the replacement of the front of the site

Current Status

Windows: Replace as needed

Siding: Identifying the areas that need replaced in more detail.

Painting: ~~Per HA this is on hold until further notice.~~

Gutter Replacement: Bids on hand, Narrowing the scope of work to necessary areas. Two additional vendors requested for facia/gutter repairs per HA.

Community Events

ONGOING

Monthly Bingo Games

Wednesday the community holds card games

HIGHLIGHT

No events scheduled for April

[]

Additional Notes

Walker Commons (p0550)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000-03	**INCOME**									
4110-00	Market/Contract Rent	37,411	49,723	-12,312	-25	329,906	397,786	-67,880	-17	596,679
4110-10	Tenant Rent	-244	0	-244	N/A	-244	0	-244	N/A	0
4190-00	Gain/Loss to Lease	9,888	0	9,888	N/A	55,448	0	55,448	N/A	0
4999-99	GROSS POTENTIAL RENT	47,055	49,723	-2,668	-5	385,110	397,786	-12,676	-3	596,679
5000-00	INCOME ADJUSTMENTS									
5110-00	Vacancy Loss	-1,013	-1,243	230	19	-6,273	-9,945	3,672	37	-14,917
5120-00	Admin Unit-Non Rev	-987	-933	-54	-6	-7,329	-7,465	136	2	-11,198
5150-00	Concessions-Move In Special	-461	0	-461	N/A	-461	0	-461	N/A	0
5190-00	Bad Debt Expense	0	0	0	N/A	-1,049	0	-1,049	N/A	0
5199-98	TOTAL INCOME ADJUSTMENTS	-2,461	-2,176	-285	-13	-15,112	-17,410	2,298	13	-26,115
5199-99	NET RENTAL INCOME	44,594	47,547	-2,953	-6	369,998	380,376	-10,378	-3	570,564
5500-00	OTHER INCOME									
5510-00	Laundry Income	805	272	533	196	3,114	2,175	939	43	3,262
5520-00	Late Charges	0	4	-4	-100	-38	33	-71	-214	50
5590-00	Other Tenant Income	260	9	251	2,735	856	73	783	1,067	110
5600-00	Interest Income	299	6	293	4,823	2,269	49	2,220	4,564	73
5610-00	Interest Income-Restricted Reserve	532	0	532	N/A	4,374	0	4,374	N/A	0
5999-98	TOTAL OTHER INCOME	1,896	291	1,605	551	10,575	2,330	8,245	354	3,495
5999-99	**TOTAL INCOME**	**46,490**	**47,838**	**-1,348**	**-3**	**380,573**	**382,706**	**-2,133**	**-1**	**574,059**
6000-00	**OPERATING EXPENSES**									
6000-01	NON-CONTROLLABLE EXPENSES									
6000-02	TAXES AND INSURANCE									
6100-10	Real Estate Taxes-Special Assessments	0	12	12	100	83	100	17	17	150
6120-00	Other Taxes/Fees/Permits	0	296	296	100	45	2,367	2,322	98	3,551
6120-10	Other Taxes/Fees/Permits-FTB Fee	0	0	0	N/A	800	0	-800	N/A	0
6150-00	Property Insurance-GL	2,102	2,604	502	19	16,817	20,831	4,015	19	31,247
6170-00	Bond Premiums	0	29	29	100	0	233	233	100	350
6199-99	TOTAL TAXES AND INSURANCE	2,102	2,942	839	29	17,745	23,532	5,787	25	35,298
6200-00	UTILITIES									
6210-00	Electricity-Common Areas	1,268	819	-449	-55	5,641	6,555	914	14	9,832
6210-10	Electricity-Units	-215	0	215	N/A	1,432	0	-1,432	N/A	0
6220-00	Water-Domestic	1,631	775	-856	-110	10,498	6,200	-4,298	-69	9,300
6230-00	Sewer-Standard Billing	1,808	1,000	-808	-81	9,056	8,000	-1,056	-13	12,000
6240-00	Gas/Heating Fuel-Units	92	387	295	76	365	3,093	2,728	88	4,639
6240-10	Gas/Heating Fuel-Common Areas	39	0	-39	N/A	870	0	-870	N/A	0
6250-00	Trash-Standard Pickup	228	760	532	70	3,098	6,082	2,984	49	9,123
6250-10	Trash-Bulk Pickup	0	0	0	N/A	2,980	0	-2,980	N/A	0
6299-99	TOTAL UTILITIES	4,850	3,741	-1,109	-30	33,940	29,929	-4,011	-13	44,894

Walker Commons (p0550)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6300-00	PROPERTY MANAGEMENT FEES									
6320-00	Management Fees	3,246	3,246	0	0	25,966	25,966	0	0	38,949
6399-98	TOTAL PROPERTY MANAGEMENT FEES	3,246	3,246	0	0	25,966	25,966	0	0	38,949
6399-99	TOTAL NON-CONTROLLABLE EXPENSES	10,198	9,928	-270	-3	77,651	79,427	1,777	2	119,141
6400-00	CONTROLLABLE EXPENSES									
6400-01	PROFESSIONAL FEES									
6410-00	Audit Fees	1,042	1,042	0	0	8,333	8,333	0	0	12,500
6430-00	Legal-Evictions	0	171	171	100	176	1,369	1,193	87	2,053
6440-00	Professional Fees	97	0	-97	N/A	123	0	-123	N/A	0
6499-99	TOTAL PROFESSIONAL FEES	1,139	1,213	74	6	8,631	9,702	1,071	11	14,553
6500-00	PERSONNEL COSTS									
6510-00	Maintenance Wages-Base	3,598	5,033	1,435	29	25,161	40,262	15,101	38	60,393
6510-10	Maintenance Wages-Overtime	80	0	-80	N/A	167	0	-167	N/A	0
6510-30	Maintenance Wages-Vacation	127	0	-127	N/A	2,302	0	-2,302	N/A	0
6510-40	Maintenance Wages-PTO	91	0	-91	N/A	1,958	0	-1,958	N/A	0
6520-00	Manager Wages-Base	3,596	6,614	3,018	46	28,744	52,916	24,172	46	79,374
6520-10	Manager Wages-Overtime	24	0	-24	N/A	1,850	0	-1,850	N/A	0
6520-30	Manager Wages-Vacation	131	0	-131	N/A	2,145	0	-2,145	N/A	0
6520-40	Manager Wages-PTO	97	0	-97	N/A	2,800	0	-2,800	N/A	0
6540-00	Employer Social Security	470	1,129	659	58	3,752	9,032	5,280	58	13,548
6540-10	Employer Medicare	110	0	-110	N/A	878	0	-878	N/A	0
6540-20	FUTA (Federal Unemployment)	0	0	0	N/A	78	0	-78	N/A	0
6540-30	SUTA (State Unemployment)	0	0	0	N/A	572	0	-572	N/A	0
6540-40	401(k) Match (Employer)	0	0	0	N/A	3	0	-3	N/A	0
6550-00	Workers Comp Insurance	414	502	88	18	3,574	4,017	442	11	6,025
6555-00	Personnel Medical Insurance	697	2,715	2,019	74	5,194	21,723	16,528	76	32,584
6560-00	Life Insurance	4	0	-4	N/A	29	0	-29	N/A	0
6599-99	TOTAL PERSONNEL COSTS	9,439	15,994	6,555	41	79,207	127,949	48,742	38	191,924
6600-00	MARKETING AND LEASING COSTS									
6610-00	Advertising	0	17	17	100	0	133	133	100	200
6620-00	Credit Checking	114	42	-72	-174	152	333	181	54	500
6699-99	TOTAL MARKETING AND LEASING COSTS	114	58	-56	-95	152	467	315	67	700
6700-00	GENERAL AND ADMINISTRATIVE									
6700-01	CONTRACT/RECURRING G/A									
6700-10	P/M IT	0	0	0	N/A	591	0	-591	N/A	0
6700-20	P/M Software	0	0	0	N/A	1,014	0	-1,014	N/A	0
6700-30	P/M Software-Yardi	859	0	-859	N/A	6,171	0	-6,171	N/A	0
6710-00	Telephone	352	273	-79	-29	2,909	2,182	-727	-33	3,273
6710-10	Internet	0	100	100	100	1,202	800	-402	-50	1,200
6710-20	Cell Phone Reimbursement	120	0	-120	N/A	885	0	-885	N/A	0

Walker Commons (p0550)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6715-10	Copier Expenses	220	0	-220	N/A	220	0	-220	N/A	0
6715-30	Toner/Copier Expense	0	110	110	100	537	883	346	39	1,324
6720-00	Postage/Freight	92	81	-11	-14	587	648	61	9	972
6730-00	Office Supplies/Expense	2	350	348	100	2,003	2,800	797	28	4,200
6740-00	Water/Coffee Service	0	67	67	100	966	537	-429	-80	805
6820-00	Tenant Services-General	684	200	-484	-242	684	1,600	916	57	2,400
6820-30	Tenant Services-Other	-544	0	544	N/A	140	0	-140	N/A	0
6880-00	Pest Control-Svc Contract	0	333	333	100	1,920	2,667	747	28	4,000
6880-10	Pest Control-One-Time	281	0	-281	N/A	281	0	-281	N/A	0
6890-00	Fire/Alarm-Svc Contract	0	277	277	100	330	2,214	1,884	85	3,321
6890-10	Fire/Alarm-One-Time	145	0	-145	N/A	145	0	-145	N/A	0
6895-00	Cable-Internet/TV Service	144	130	-14	-11	1,153	1,041	-111	-11	1,562
6899-99	TOTAL CONTRACT/RECURRING G/A	2,355	1,921	-434	-23	21,739	15,371	-6,368	-41	23,057
6900-00	OTHER G/A									
6910-00	Other Admin-General	0	1,117	1,117	100	170	8,937	8,768	98	13,406
6910-20	Other Admin-Bank Fee	40	0	-40	N/A	320	0	-320	N/A	0
6930-00	Mileage	24	0	-24	N/A	754	0	-754	N/A	0
6940-00	Travel and Promotion	0	67	67	100	1,086	533	-553	-104	800
6950-00	Training Expense	0	58	58	100	318	467	148	32	700
6999-98	TOTAL OTHER G/A	64	1,242	1,178	95	2,648	9,937	7,289	73	14,906
6999-99	TOTAL GENERAL AND ADMINISTRATIVE	2,419	3,164	744	24	24,387	25,309	921	4	37,963
7000-00	REPAIRS AND MAINTENANCE									
7000-01	CONTRACT/RECURRING R/M									
7010-00	R/M Contract-General	205	1,300	1,094	84	35,216	10,399	-24,817	-239	15,598
7015-00	R/M Contract-Plumbing	240	309	69	22	732	2,470	1,738	70	3,705
7025-00	R/M Contract-HVAC	245	200	-45	-22	3,441	1,600	-1,841	-115	2,400
7030-00	R/M Contract-Carpet Cleaning-Non Unit Turn	0	75	75	100	150	600	450	75	900
7035-00	R/M Contract-Appliances	356	0	-356	N/A	547	0	-547	N/A	0
7045-00	R/M Contract-Hauling	586	0	-586	N/A	942	0	-942	N/A	0
7050-00	R/M Contract-Other	172	0	-172	N/A	172	0	-172	N/A	0
7055-00	Janitorial Services	87	0	-87	N/A	87	0	-87	N/A	0
7065-00	Grounds-Svc Contract	1,655	2,099	444	21	16,090	16,789	699	4	25,184
7065-10	Grounds-Trees	350	0	-350	N/A	350	0	-350	N/A	0
7065-20	Grounds-Repairs	0	0	0	N/A	70	0	-70	N/A	0
7099-99	TOTAL CONTRACT/RECURRING R/M	3,896	3,982	86	2	57,797	31,858	-25,939	-81	47,787
7100-00	OTHER R/M									
7110-00	Janitorial Supplies	281	255	-25	-10	677	2,042	1,365	67	3,063
7115-00	Painting and Decorating	365	301	-64	-21	583	2,410	1,827	76	3,615
7120-00	R/M Supplies-General	90	1,636	1,546	94	10,607	13,086	2,479	19	19,629
7125-00	R/M Supplies-Plumbing	90	0	-90	N/A	90	0	-90	N/A	0
7130-00	R/M Supplies-Electrical	317	0	-317	N/A	344	0	-344	N/A	0
7140-00	R/M Supplies-Flooring	0	0	0	N/A	119	0	-119	N/A	0
7145-00	R/M Supplies-Appliances	36	0	-36	N/A	36	0	-36	N/A	0

Walker Commons (p0550)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7160-00	R/M Supplies-Other	0	0	0	N/A	437	0	-437	N/A	0
7199-99	TOTAL OTHER R/M	1,178	2,192	1,014	46	12,891	17,538	4,647	26	26,307
7200-00	TURNOVER R/M									
7210-00	Unit Turn-Carpet Cleaning-1Bed	0	0	0	N/A	150	0	-150	N/A	0
7220-00	Unit Turn-Unit Cleaning-Vendor	0	0	0	N/A	1,110	0	-1,110	N/A	0
7299-98	TOTAL TURNOVER R/M	0	0	0	N/A	1,260	0	-1,260	N/A	0
7299-99	TOTAL REPAIRS AND MAINTENANCE	5,075	6,174	1,100	18	71,948	49,396	-22,552	-46	74,094
7399-97	TOTAL CONTROLLABLE EXPENSES	18,185	26,603	8,418	32	184,326	212,823	28,497	13	319,234
7399-98	**TOTAL OPERATING EXPENSES**	**28,383**	**36,531**	**8,148**	**22**	**261,977**	**292,250**	**30,273**	**10**	**438,375**
7399-99	**NET OPERATING INCOME**	**18,107**	**11,307**	**6,800**	**60**	**118,597**	**90,456**	**28,141**	**31**	**135,684**
7500-00	REPLACEMENT COSTS/OTHER									
7500-01	REPLACEMENT COSTS - OPERATING									
7500-02	TURNOVER REPLACEMENT COSTS									
7510-00	R/M Replacement-General	0	2,071	2,071	100	455	16,567	16,112	97	24,850
7515-00	R/M Replacement-Plumbing	224	56	-168	-298	258	450	192	43	675
7520-00	R/M Replacement-Electrical	114	0	-114	N/A	148	0	-148	N/A	0
7525-00	R/M Replacement-Door	0	67	67	100	232	533	302	57	800
7530-00	R/M Replacement-Window	0	1,042	1,042	100	106	8,333	8,227	99	12,500
7535-00	R/M Replacement-Cabinet	871	0	-871	N/A	3,849	0	-3,849	N/A	0
7540-00	R/M Replacement-Other	0	0	0	N/A	29	0	-29	N/A	0
7545-10	R/M Flooring Replacement-1Bed	0	1,125	1,125	100	6,630	9,000	2,370	26	13,500
7550-00	R/M Replacement-Refrigerator	0	396	396	100	3,136	3,167	30	1	4,750
7560-00	R/M Replacement-Range	0	333	333	100	3,085	2,667	-418	-16	4,000
7570-00	R/M Replacement-HVAC Unit	914	583	-330	-57	7,295	4,667	-2,628	-56	7,000
7580-00	R/M Replacement-Water Heater	0	667	667	100	0	5,333	5,333	100	8,000
7599-97	TOTAL TURNOVER REPLACEMENT COSTS	2,122	6,340	4,217	67	25,222	50,717	25,495	50	76,075
7799-99	TOTAL REPLACEMENT COSTS - OPERATING	2,122	6,340	4,217	67	25,222	50,717	25,495	50	76,075
7800-00	OTHER NON-OPERATING COSTS									
7810-00	Managing General Partner Fees	1,250	1,250	0	0	10,000	10,000	0	0	15,000
7815-00	Administrative General Partner Fees	625	625	0	0	5,000	5,000	0	0	7,500
7899-98	TOTAL OTHER NON-OPERATING COSTS	1,875	1,875	0	0	15,000	15,000	0	0	22,500
7899-99	TOTAL REPLACEMENT COSTS/OTHER	3,997	8,215	4,217	51	40,222	65,717	25,495	39	98,575
7999-99	**NET INCOME (LOSS) BEFORE CAPEX**	**14,110**	**3,092**	**11,017**	**356**	**78,375**	**24,739**	**53,635**	**217**	**37,109**
8000-00	CAPEX/REPLACEMENT RESERVE									
8100-00	Authorized Reserve-Other	0	13,750	13,750	100	0	110,000	110,000	100	165,000
8999-99	TOTAL CAPEX/REPLACEMENT RESERVE	0	13,750	13,750	100	0	110,000	110,000	100	165,000
9999-98	**NET INCOME (LOSS)**	**14,110**	**-10,658**	**24,767**	**232**	**78,375**	**-85,261**	**163,635**	**192**	**-127,891**

1200 Park Avenue

August 2026

3 units available • 2 Move-in • 1 Move-out

Vacancy Advertising

- The property is offering move-in specials and referral incentives to attract qualified applicants
- Staff has been coordinating with the Housing Authorities and VA to encourage Section 8 move-ins
- Flyers have been placed in heavily trafficked areas
- Banners and balloons are displayed on the grounds to increase visibility
- Staff have redistributed resident referrals

Current Staffing

Staffing

Manager: Cindi Weber
Assistant Manager: Crystal Bickford
Maintenance: John Rainger
Assistant Maintenance: Sergio Valdez

Vacancy Overview

CURRENT

#245 (45%): (Transfer) - **Rent Ready**: Applicant in progress

#246 (45%): (Relocating) - Transferring from unit #109, M/I on 9/1/26

#334 (60%): (Eviction) - Heavy turn in progress, looking for applicants

UPCOMING

#109 (60%): (Transfer) – Planning to transfer to 246 on 9/1/26

#247 (60%): (Rent too high) – Too expensive to live on her own

#219 (50%): (Rent too high) – Moving in with daughter

Capital Projects

Budgeted Items planned for 2026

Roofing: Identify roofing that needs replacement/repairs.

Stucco Repairs (Office Exterior Wall): Gather updated bids for the siding.

Painting: Gather bids to follow the office repairs.

Trash Chute Cleaning: Semi-Annually

Dryer Vent Cleaning: Semi-Annually

Current Status

Roofing: 1 Bid on hand, Pending other quotes

Stucco Repairs (Office Exterior Wall): Updated bids on hand.

Painting: 1 Bid on hand for the facia painting, Total is $8920.00

Trash Chute Cleaning: ~~March~~ & September unless more is needed

Dryer Vent Cleaning: ~~March~~ & September unless more is needed

Stairway carpet: ~~Completed~~

Community Events

ONGOING

Monthly Bingo Games

Birthday Cake Celebrations

HIGHLIGHT

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Additional Notes

- Scheduling Dryer vent cleaning
- Scheduling Trash chute cleaning

Park Avenue (p0569)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000-03	**INCOME**									
4110-00	Market/Contract Rent	78,577	106,457	-27,880	-26	745,503	851,658	-106,155	-12	1,277,487
4190-00	Gain/Loss to Lease	22,140	0	22,140	N/A	66,626	0	66,626	N/A	0
4999-99	GROSS POTENTIAL RENT	100,717	106,457	-5,740	-5	812,129	851,658	-39,529	-5	1,277,487
5000-00	INCOME ADJUSTMENTS									
5110-00	Vacancy Loss	-3,401	-3,726	325	9	-33,548	-29,808	-3,740	-13	-44,712
5120-00	Admin Unit-Non Rev	-1,194	-1,196	2	0	-9,573	-9,568	-5	0	-14,352
5150-00	Concessions-Move In Special	0	0	0	N/A	-10	0	-10	N/A	0
5190-00	Bad Debt Expense	0	0	0	N/A	-874	0	-874	N/A	0
5199-98	TOTAL INCOME ADJUSTMENTS	-4,595	-4,922	327	7	-44,005	-39,376	-4,629	-12	-59,064
5199-99	NET RENTAL INCOME	96,122	101,535	-5,413	-5	768,124	812,282	-44,158	-5	1,218,423
5500-00	OTHER INCOME									
5510-00	Laundry Income	0	667	-667	-100	4,000	5,333	-1,333	-25	8,000
5520-00	Late Charges	0	68	-68	-100	65	548	-483	-88	822
5530-00	Application Fees	0	14	-14	-100	0	111	-111	-100	167
5590-00	Other Tenant Income	30	333	-303	-91	2,149	2,667	-518	-19	4,000
5600-00	Interest Income	59	18	41	223	481	145	336	231	218
5610-00	Interest Income-Restricted Reserve	20	0	20	N/A	155	0	155	N/A	0
5690-00	Miscellaneous Income	100	20	80	404	384	159	226	142	238
5999-98	TOTAL OTHER INCOME	209	1,120	-911	-81	7,235	8,963	-1,729	-19	13,445
5999-99	**TOTAL INCOME**	**96,331**	**102,656**	**-6,325**	**-6**	**775,359**	**821,245**	**-45,886**	**-6**	**1,231,868**
6000-00	**OPERATING EXPENSES**									
6000-01	NON-CONTROLLABLE EXPENSES									
6000-02	TAXES AND INSURANCE									
6100-10	Real Estate Taxes-Special Assessments	0	28	28	100	198	222	24	11	333
6120-00	Other Taxes/Fees/Permits	675	167	-508	-305	775	1,333	558	42	2,000
6120-10	Other Taxes/Fees/Permits-FTB Fee	675	67	-608	-912	2,275	533	-1,742	-327	800
6150-00	Property Insurance-GL	7,112	6,947	-165	-2	56,897	55,575	-1,322	-2	83,362
6150-20	Property Insurance-Flood	157	300	143	48	1,259	2,399	1,141	48	3,599
6170-00	Bond Premiums	0	58	58	100	0	467	467	100	700
6199-99	TOTAL TAXES AND INSURANCE	8,619	7,566	-1,053	-14	61,404	60,529	-874	-1	90,794
6200-00	UTILITIES									
6210-00	Electricity-Common Areas	5,090	7,060	1,970	28	32,389	56,484	24,095	43	84,726
6210-10	Electricity-Units	156	0	-156	N/A	1,563	0	-1,563	N/A	0
6220-00	Water-Domestic	1,743	1,522	-222	-15	11,173	12,173	999	8	18,259
6220-10	Water-Irrigation	0	0	0	N/A	602	0	-602	N/A	0
6230-00	Sewer-Standard Billing	2,043	1,964	-80	-4	18,297	15,709	-2,588	-16	23,563
6240-00	Gas/Heating Fuel-Units	51	629	578	92	428	5,030	4,602	91	7,545
6240-10	Gas/Heating Fuel-Common Areas	136	0	-136	N/A	5,083	0	-5,083	N/A	0

Park Avenue (p0569)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6250-00	Trash-Standard Pickup	801	1,129	328	29	5,096	9,031	3,934	44	13,546
6250-10	Trash-Bulk Pickup	150	0	-150	N/A	2,025	0	-2,025	N/A	0
6299-99	TOTAL UTILITIES	10,171	12,303	2,132	17	76,657	98,426	21,769	22	147,639
6300-00	PROPERTY MANAGEMENT FEES									
6320-00	Management Fees	6,202	6,202	0	0	49,614	49,614	0	0	74,421
6399-98	TOTAL PROPERTY MANAGEMENT FEES	6,202	6,202	0	0	49,614	49,614	0	0	74,421
6399-99	TOTAL NON-CONTROLLABLE EXPENSES	24,992	26,071	1,079	4	187,674	208,569	20,895	10	312,854
6400-00	CONTROLLABLE EXPENSES									
6400-01	PROFESSIONAL FEES									
6410-00	Audit Fees	1,042	1,042	0	0	8,333	8,333	0	0	12,500
6430-00	Legal-Evictions	0	407	407	100	14,551	3,257	-11,294	-347	4,886
6440-00	Professional Fees	186	0	-186	N/A	234	0	-234	N/A	0
6499-99	TOTAL PROFESSIONAL FEES	1,227	1,449	222	15	23,119	11,591	-11,528	-99	17,386
6500-00	PERSONNEL COSTS									
6510-00	Maintenance Wages-Base	8,822	10,683	1,861	17	53,477	85,467	31,990	37	128,200
6510-10	Maintenance Wages-Overtime	536	0	-536	N/A	2,791	0	-2,791	N/A	0
6510-30	Maintenance Wages-Vacation	243	0	-243	N/A	4,456	0	-4,456	N/A	0
6510-40	Maintenance Wages-PTO	133	0	-133	N/A	4,255	0	-4,255	N/A	0
6510-90	Maintenance Wages-Other	0	0	0	N/A	164	0	-164	N/A	0
6520-00	Manager Wages-Base	6,473	9,018	2,545	28	52,045	72,144	20,099	28	108,216
6520-10	Manager Wages-Overtime	88	0	-88	N/A	1,174	0	-1,174	N/A	0
6520-30	Manager Wages-Vacation	251	0	-251	N/A	3,534	0	-3,534	N/A	0
6520-40	Manager Wages-PTO	97	0	-97	N/A	5,137	0	-5,137	N/A	0
6540-00	Employer Social Security	997	1,916	919	48	7,301	15,331	8,030	52	22,996
6540-10	Employer Medicare	233	0	-233	N/A	1,707	0	-1,707	N/A	0
6540-20	FUTA (Federal Unemployment)	13	0	-13	N/A	234	0	-234	N/A	0
6540-30	SUTA (State Unemployment)	92	0	-92	N/A	1,716	0	-1,716	N/A	0
6540-40	401(k) Match (Employer)	6	0	-6	N/A	55	0	-55	N/A	0
6550-00	Workers Comp Insurance	809	839	30	4	6,161	6,712	551	8	10,068
6555-00	Personnel Medical Insurance	2,304	1,667	-637	-38	15,645	13,333	-2,312	-17	20,000
6560-00	Life Insurance	6	0	-6	N/A	49	0	-49	N/A	0
6599-99	TOTAL PERSONNEL COSTS	21,101	24,123	3,022	13	159,901	192,987	33,086	17	289,480
6600-00	MARKETING AND LEASING COSTS									
6610-00	Advertising	0	40	40	100	124	318	194	61	477
6620-00	Credit Checking	0	29	29	100	57	233	176	76	350
6699-99	TOTAL MARKETING AND LEASING COSTS	0	69	69	100	181	551	370	67	827
6700-00	GENERAL AND ADMINISTRATIVE									
6700-01	CONTRACT/RECURRING G/A									
6700-10	P/M IT	142	227	85	37	1,217	1,819	601	33	2,728
6700-20	P/M Software	0	102	102	100	2,043	813	-1,231	-151	1,219

Park Avenue (p0569)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6700-30	P/M Software-Yardi	1,642	1,776	134	8	11,792	14,209	2,417	17	21,314
6710-00	Telephone	1,538	713	-826	-116	10,657	5,703	-4,953	-87	8,555
6710-10	Internet	301	625	324	52	2,437	4,999	2,562	51	7,498
6710-20	Cell Phone Reimbursement	240	164	-76	-46	1,680	1,314	-366	-28	1,971
6715-10	Copier Expenses	0	0	0	N/A	-220	0	220	N/A	0
6715-30	Toner/Copier Expense	0	125	125	100	1,895	1,000	-895	-90	1,500
6720-00	Postage/Freight	103	88	-15	-17	586	701	115	16	1,052
6730-00	Office Supplies/Expense	219	505	287	57	3,805	4,043	239	6	6,065
6735-00	Office Furniture and Equipment	0	0	0	N/A	-87	0	87	N/A	0
6740-00	Water/Coffee Service	-200	111	311	280	674	890	216	24	1,335
6820-00	Tenant Services-General	245	127	-118	-93	245	1,017	771	76	1,525
6820-20	Tenant Services-Retention	0	0	0	N/A	254	0	-254	N/A	0
6820-30	Tenant Services-Other	372	0	-372	N/A	3,299	0	-3,299	N/A	0
6830-00	Resident Services-Supplies	0	0	0	N/A	665	0	-665	N/A	0
6855-00	Resident Services-Other	0	0	0	N/A	168	0	-168	N/A	0
6860-00	Security-Svc Contract	0	711	711	100	6,281	5,688	-593	-10	8,532
6870-00	Elevator-Svc Contract	0	1,188	1,188	100	7,994	9,502	1,508	16	14,253
6870-20	Elevator-Fees	0	0	0	N/A	450	0	-450	N/A	0
6880-00	Pest Control-Svc Contract	-1,000	1,182	2,182	185	1,300	9,457	8,157	86	14,185
6880-10	Pest Control-One-Time	1,000	0	-1,000	N/A	1,000	0	-1,000	N/A	0
6890-00	Fire/Alarm-Svc Contract	0	1,524	1,524	100	5,858	12,191	6,333	52	18,287
6890-30	Fire/Alarm-Repairs	-1,012	0	1,012	N/A	0	0	0	N/A	0
6899-99	TOTAL CONTRACT/RECURRING G/A	3,591	9,168	5,577	61	63,995	73,346	9,351	13	110,019
6900-00	OTHER G/A									
6910-00	Other Admin-General	5	156	151	97	603	1,245	643	52	1,868
6910-20	Other Admin-Bank Fee	40	0	-40	N/A	320	0	-320	N/A	0
6930-00	Mileage	245	0	-245	N/A	1,242	0	-1,242	N/A	0
6940-00	Travel and Promotion	0	144	144	100	672	1,155	483	42	1,733
6950-00	Training Expense	0	64	64	100	967	511	-455	-89	767
6955-00	Employee Meals	0	8	8	100	0	67	67	100	100
6999-98	TOTAL OTHER G/A	290	372	82	22	3,803	2,979	-825	-28	4,468
6999-99	TOTAL GENERAL AND ADMINISTRATIVE	3,881	9,541	5,659	59	67,798	76,325	8,527	11	114,487
7000-00	REPAIRS AND MAINTENANCE									
7000-01	CONTRACT/RECURRING R/M									
7010-00	R/M Contract-General	0	2,250	2,250	100	44,187	18,000	-26,187	-145	27,000
7015-00	R/M Contract-Plumbing	513	220	-294	-134	5,842	1,758	-4,084	-232	2,637
7020-00	R/M Contract-Electrical	0	0	0	N/A	1,523	0	-1,523	N/A	0
7025-00	R/M Contract-HVAC	0	167	167	100	782	1,333	551	41	2,000
7030-00	R/M Contract-Carpet Cleaning-Non Unit Turn	450	688	238	35	1,448	5,501	4,053	74	8,252
7035-00	R/M Contract-Appliances	0	0	0	N/A	360	0	-360	N/A	0
7045-00	R/M Contract-Hauling	0	0	0	N/A	175	0	-175	N/A	0
7060-00	Repairs/Maintenance-Corp	685	0	-685	N/A	771	0	-771	N/A	0
7065-00	Grounds-Svc Contract	0	2,032	2,032	100	15,510	16,253	743	5	24,380
7065-20	Grounds-Repairs	574	0	-574	N/A	574	0	-574	N/A	0

Park Avenue (p0569)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7099-99	TOTAL CONTRACT/RECURRING R/M	2,222	5,356	3,133	59	71,172	42,846	-28,326	-66	64,269
7100-00	OTHER R/M									
7110-00	Janitorial Supplies	0	318	318	100	1,189	2,546	1,357	53	3,819
7115-00	Painting and Decorating	0	224	224	100	2,091	1,791	-300	-17	2,686
7120-00	R/M Supplies-General	1,019	1,548	528	34	7,031	12,382	5,351	43	18,573
7125-00	R/M Supplies-Plumbing	325	0	-325	N/A	325	0	-325	N/A	0
7130-00	R/M Supplies-Electrical	1,012	0	-1,012	N/A	1,012	0	-1,012	N/A	0
7135-00	R/M Supplies-HVAC	0	0	0	N/A	1,481	0	-1,481	N/A	0
7155-00	R/M Supplies-IT/Access Control	58	0	-58	N/A	58	0	-58	N/A	0
7199-99	TOTAL OTHER R/M	2,413	2,090	-324	-15	13,186	16,719	3,532	21	25,078
7200-00	TURNOVER R/M									
7210-90	Unit Turn-Carpet Cleaning-Other	0	0	0	N/A	573	0	-573	N/A	0
7220-00	Unit Turn-Unit Cleaning-Vendor	250	0	-250	N/A	3,973	0	-3,973	N/A	0
7299-98	TOTAL TURNOVER R/M	250	0	-250	N/A	4,546	0	-4,546	N/A	0
7299-99	TOTAL REPAIRS AND MAINTENANCE	4,886	7,446	2,560	34	88,904	59,565	-29,339	-49	89,347
7399-97	TOTAL CONTROLLABLE EXPENSES	31,096	42,627	11,531	27	339,903	341,018	1,116	0	511,527
7399-98	**TOTAL OPERATING EXPENSES**	**56,088**	**68,698**	**12,610**	**18**	**527,577**	**549,587**	**22,010**	**4**	**824,381**
7399-99	**NET OPERATING INCOME**	**40,243**	**33,957**	**6,286**	**19**	**247,782**	**271,658**	**-23,876**	**-9**	**407,487**
7400-00	DEBT SERVICE									
7411-00	Interest-Perm Loan 1	8,220	8,463	243	3	66,897	67,704	807	1	101,556
7430-00	Interest-Local Agency	6,125	8,189	2,064	25	49,000	65,513	16,513	25	98,269
7435-00	Interest-Other	2,917	2,917	0	0	23,336	23,333	-3	0	35,000
7499-99	TOTAL DEBT SERVICE	17,262	19,569	2,306	12	139,233	156,550	17,317	11	234,825
7500-00	REPLACEMENT COSTS/OTHER									
7500-01	REPLACEMENT COSTS - OPERATING									
7500-02	TURNOVER REPLACEMENT COSTS									
7510-00	R/M Replacement-General	0	3,043	3,043	100	3,498	24,347	20,849	86	36,520
7515-00	R/M Replacement-Plumbing	971	0	-971	N/A	971	0	-971	N/A	0
7525-00	R/M Replacement-Door	0	217	217	100	313	1,733	1,421	82	2,600
7530-00	R/M Replacement-Window	0	0	0	N/A	651	0	-651	N/A	0
7535-00	R/M Replacement-Cabinet	719	0	-719	N/A	16,951	0	-16,951	N/A	0
7540-00	R/M Replacement-Other	374	0	-374	N/A	374	0	-374	N/A	0
7545-10	R/M Flooring Replacement-1Bed	0	0	0	N/A	38,593	0	-38,593	N/A	0
7545-20	R/M Flooring Replacement-2Bed	0	0	0	N/A	5,675	0	-5,675	N/A	0
7545-30	R/M Flooring Replacement-3Bed	0	0	0	N/A	2,747	0	-2,747	N/A	0
7545-90	R/M Flooring Replacement-Other	0	0	0	N/A	16,113	0	-16,113	N/A	0
7550-00	R/M Replacement-Refrigerator	0	275	275	100	4,372	2,200	-2,172	-99	3,300
7560-00	R/M Replacement-Range	709	225	-484	-215	1,480	1,800	320	18	2,700
7560-10	R/M Replacement-Range Hood	0	8	8	100	0	67	67	100	100

Park Avenue (p0569)

Budget Comparison

Period = Aug 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7570-00	R/M Replacement-HVAC Unit	994	0	-994	N/A	13,756	0	-13,756	N/A	0
7580-00	R/M Replacement-Water Heater	0	0	0	N/A	1,678	0	-1,678	N/A	0
7599-97	TOTAL TURNOVER REPLACEMENT COSTS	3,767	3,768	1	0	107,172	30,147	-77,025	-256	45,220
7799-99	TOTAL REPLACEMENT COSTS - OPERATING	3,767	3,768	1	0	107,172	30,147	-77,025	-256	45,220
7800-00	OTHER NON-OPERATING COSTS									
7810-00	Managing General Partner Fees	1,086	1,106	20	2	8,684	8,844	160	2	13,266
7899-98	TOTAL OTHER NON-OPERATING COSTS	1,086	1,106	20	2	8,684	8,844	160	2	13,266
7899-99	TOTAL REPLACEMENT COSTS/OTHER	4,853	4,874	21	0	115,856	38,991	-76,865	-197	58,486
7999-99	**NET INCOME (LOSS) BEFORE CAPEX**	**18,128**	**9,515**	**8,613**	**91**	**-7,307**	**76,117**	**-83,424**	**-110**	**114,176**
8000-00	CAPEX/REPLACEMENT RESERVE									
8100-00	Authorized Reserve-Other	0	15,550	15,550	100	0	124,400	124,400	100	186,600
8110-00	Authorized Reserve-Flooring	0	5,175	5,175	100	0	41,400	41,400	100	62,100
8130-00	Authorized Reserve-HVAC	0	800	800	100	0	6,400	6,400	100	9,600
8140-00	Authorized Reserve-Water Heaters	0	333	333	100	0	2,667	2,667	100	4,000
8999-99	TOTAL CAPEX/REPLACEMENT RESERVE	0	21,858	21,858	100	0	174,867	174,867	100	262,300
9999-98	**NET INCOME (LOSS)**	**18,128**	**-12,344**	**30,472**	**247**	**-7,307**	**-98,749**	**91,442**	**93**	**-148,124**

MEMO

Date: September 10, 2026

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 August 2026

Program Statistics for Period Ending	**August 2026**	**August 2025**
Number of participants as of last day of the month	59	29
Number of Orientation Briefings	6	0
Number of signed contracts	4	1
Number of Port-In's	0	0
Number of Port-Out's	0	0
Number of Graduates	2	0
Contract Expired	0	0
Number of Terminations	0	0
Number of Voluntary Exits	0	0
Number of Families on FSS Waiting List	0	0
Number of participants with annual income increases (YTD)	5	2
Number of participants with new employment (YTD)	18	2
Number of participants with escrow accounts	29	11
Number of participants currently escrowing	24	9
Amount disbursed from escrow account	$11,849.77	$0.00
Balance of Forfeiture account	$40,521.51	$33,511.07
Balance of Escrow Account	$141,905.81	$65,833.96

FSS FY 2025 HUD Grant Program Tracking Data

Program Management Questions:	**2026 Calendar Year**
PHA mandatory program size (Initial 50)	N/A
PHA voluntary program size (50)	59
Number of FSS participants identified as a person with disabilities	19
Number of FSS participants employed	45
Number of FSS participants in training programs	2
Number of FSS participants enrolled in higher/adult education	13
Number of FSS participants enrolled in school and employed	9
Number of FSS families receiving cash assistance	15
Number of FSS families experiencing a reduction in cash assistance	16
Number of FSS families who have ceased receiving cash assistance	4
How many new FSS escrow accounts were established	8
Number of FSS families moved to non-subsidized housing	2
Number of FSS families moved to home-ownership	1

HACB CoC Programs: A Report to the Board of Commissioners for the Month of August 2026

Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	08/2026 Enrollment	08/2026 HAP Assistance	Grant Balance
City of Chico - LGP	7/1/26 - 6/30/27	$9,000.00	City of Chico	SSA	8	Low-income, referred by supportive service agency	Chico	1	$0.00	$9,000.00
City of Chico - TBRA	7/1/26 - 6/30/27	$150,000.00	City of Chico	SSA	18	Low-income, under case management with self-sufficiency plan	Chico	12	$10,716.00	$126,684.00
BHHAP/Security Deposit**	7/1/26 - 6/30/27	$2,105.00	BCBH	BCBH	5	Individuals with a mental illness with homelessness eligibility	Butte County	0	$0.00	$2,105.00
BHHAP/ASOC	7/1/26 - 6/30/27	$14,825.00	BCBH	BCBH	4	Individuals with a mental illness with homelessness eligibility	Butte County	1	$269.00	$14,287.00
Totals		**$175,930.00**			**35**			**14**	**$10,985.00**	**$152,076.00**

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

Last update:09/08/2026
Path: Z:\Boutique Programs\Special Programs Budget and Reports

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

Poorest in US can’t find housing

A person sweeps outside Jan. 24, 2024 during the grand opening of the Rose on Colfax, a new affordable housing community with a co-located childcare center in the East Colfax neighborhood in Denver. David Zalubowski — The Associated Press file

BY CLAIRE RUSH

THE ASSOCIATED PRESS

PORTLAND, Ore. — Mathew Davis, who lives in a homeless shelter in Austin, Texas, would love an apartment of his own. But with the little money he makes donating blood plasma, even a $450-a-month tiny home with no running water and a communal bathroom would be a stretch.

Meanwhile, over 4,500 units the city classifies as affordable — nearly 16% — sit empty.

“I don’t make enough money really to afford anything,” Davis, 49, said of the few hundred dollars he earns a month. “I just keep trying to swim uphill.”

The poorest people in the U.S. face the most acute shortages of affordable homes. But most low-income housing financed in recent years is for those earning 50% of an area’s median income or above, according to a survey of state housing agencies.

Some cities are seeing an uptick in vacancies as rents for these units approach market rates. The result: Apartments designated as affordable sit empty because the poorest of the poor cannot afford them.

Meanwhile, some people are forced into homelessness and others into desperate circumstances to pay for housing they can't afford.

Poorest have few housing options

There are only about 4 million affordable rental units available for the country's 11 million extremely low-income renter households, according to the National Low Income Housing Coalition's most recent annual report.

These are people with annual incomes either below the federal poverty guidelines — just under $16,000 for a single-person household — or 30% of the median income in their area, whichever is higher. They comprise about a quarter of U.S. renter households, and include many people working low-wage jobs, seniors and those with disabilities living on fixed incomes.

About three-quarters of extremely low-income renter households pay over half their income on rent and utilities, the report said, leaving little leftover for other necessities.

Yet homes set aside for these renters were only about 12% of the affordable housing units financed in 2024 by the Low-Income Housing Tax Credit — a federal program providing tax credits to developers in exchange for keeping rents low for at least 30 years, according to figures from the National Council of State Housing Agencies.

Most are for those earning at least 50% of an area's median income, or AMI. In Austin, that's a single person earning roughly $47,000 a year, as compared with an extremely low-income person earning under $28,000.

The program has financed nearly 4 million affordable units nationwide since its creation 40 years ago. But some experts say it's inefficient — and more costly than housing vouchers.

"It's enormously complex and bureaucratic, and it raises the cost of construction enormously because the rules are so complicated," said Chris Edwards, an economist at the Cato Institute, a libertarian think tank, who told Congress the program's complexity "spawned" an industry of law and accounting firms just to administer it.

"If you're going to subsidize affordable housing, you should give the money directly to tenants," he said, referring to housing vouchers.

Other experts say the two programs work together well because properties built with the tax credit are required to accept vouchers — while landlords of market-rate apartments in many states are not.

Still, there's a major federal funding shortfall: Experts estimate only one-in-four eligible families receive vouchers. Vouchers can help the poorest pay for housing that's targeted to higher income groups, but the waitlist can be yearslong.

Some affordable housing developers say that without vouchers, it's not economically feasible to provide units for extremely low-income people.

True Ground Housing Partners, an affordable housing developer in the Washington, D.C., area, gives an example: A unit for those earning 60% of the area's median income — nearly $70,000 a year — brings in $1,715 per month in rent. But after $1,575 in mortgage and operating expenses, only $140 is left.

"The math does not lie," said president and CEO Carmen Romero, noting that an extremely low-income person would pay only half that rent.

"Our expenses don't make it really possible to create a 30% AMI unit, unless there was this extraordinary amount of subsidy that just doesn't exist."

Competes with market-rate rents

Meanwhile, affordable housing rents for 60% AMI units are approaching those of market-rate apartments in U.S. cities such as Austin, Denver and Portland, Oregon.

As a result, some people are opting to pay a bit more for market-rate apartments with less income-verification and faster approval — leaving growing numbers of affordable units vacant.

In Austin, the vacancy rate for all affordable housing is nearly 16% with over 4,500 vacant units, according to real estate data and analytics firm CoStar. A healthy vacancy rate is around 5%.

LDG Development, an affordable housing developer, cited a 12% vacancy rate for its 60% AMI units in Austin. Chief portfolio officer Rebekah Fischer said LDG is "in direct competition" with the thousands of new market-rate apartments recently built in Austin.

"I have to have every bank statement, every pay check, every bill, every Venmo transaction that you had with your friends," Fischer said of affordable housing applicants.

"When we're almost going after the same renter, you can be approved within two minutes at a market-rate deal, where unfortunately in affordable housing … it takes time."

In Denver, there's a 13% vacancy rate among 60% AMI units financed by the federal tax credit program — and a 21% vacancy rate for 80% AMI units, according to the Colorado Housing and Finance Authority. Meanwhile, there is far too little housing for the city's poorest.

In Portland, where there is also a housing shortage for the lowest income groups, there are over 1,700 vacant affordable units for an overall vacancy rate of 7.5%, according to the Portland Housing Bureau. Most are for those earning 60% AMI, or about $54,000 for a single-person household, with rent capped at $1,444 per month.

That's close to the average rent of $1,581 for a one-bedroom market-rate apartment, according to CoStar figures shared by the bureau.

Portland resident Jaiden Barbee earns around 55% of the area median income and is on waitlists for affordable housing. But, he says, he'd pay more for a market-rate apartment to avoid the lengthy application process.

"I'd rather spend the $200 extra just to get into a place easier that's wherever I want" and doesn't have "all these hoops," he said.

'I want to shut the door at night and sleep'

Austin officials set a goal of building 20,000 units between 2018 and 2027 for extremely low-income people — 17% of the city's households.

Just 543 were built as of 2024, city documents show.

Meanwhile, all 15,000 units planned for those earning between 60% and 80% of area median income were built.

In response to questions from The Associated Press, the Austin housing department said it recognized the need to do more to produce housing for the poorest people and was taking steps to do that, including giving preference to funding proposals that include 30% AMI units.

For Davis, who lived in his car for a year before getting a bed in the Austin shelter, the housing shortage for people like him is frustrating.

"I want to shut the door at night and be able to sleep," he said. "I really just want to find the right place."

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

September 9, 2026

Larry Guanzon
Executive Director
CA043 County of Butte Housing Authority
2039 Forest Ave. Suite #10
Chico, CA 95928

Subject: CY 2026 HAP Shortfall – Housing Choice Voucher (HCV) Program

Dear Executive Director:

The letter serves as official notification that the HUD Shortfall Prevention Team (SPT) confirmed on September 9, 2026, that your PHA is projecting a HAP shortfall in the Housing Choice Voucher (HCV) for Calendar Year (CY) 2026. Your PHA has been confirmed as a **Group 1**, with this being the first confirmed shortfall since 2016. A shortfall occurs when the PHA's Total Funding Available is insufficient to support the projected HAP expenses at calendar year end.

The PHA's shortfall was identified based on the information on the HCV *Two-Year Projection Tool (TYT)*. The data captured on the tool gives us the best projection of program funding and estimated expenses. A copy of the initial SPT TYT demonstrating the projected HAP shortfall is enclosed for your records. The SPT recommends that the PHA utilize the *Two-Year Projection Tool* to track funding and expenses. The TYT and Step-by-Step Guide can be found at the Office of Housing Choice Vouchers website.

The SPT is primarily responsible for monitoring shortfall PHAs. The SPT will schedule an initial monitoring call via TEAMS with the PHA to discuss the shortfall monitoring process, which will require the development and implementation of a CY 2026 Action Plan that will document the PHA's cost saving measures. If the PHA is being carried forward from CY 2025 shortfall monitoring, the Action Plan development and implementation will build upon the action items developed in CY 2025, as they will be carried forward into CY 2026. From there, regular monthly updates will be required from the PHA demonstrating compliance and implementation of the Action Plan items. Calls can be scheduled at the PHA request to answer questions and/or help with the implementation of the Action Plan, track cost saving measures through the Action Plan, and the PHA's efforts in reducing the shortfall. The PHA should review PIH 2025-28 Cost Savings Measures in the Housing Choice Voucher (HCV) and Project Based Voucher (PBV) Programs and PIH 2013-28 Guidance on the Use of Outside Sources of Funds in the Housing Choice Voucher (HCV) Program.

As of the effective date of this letter, the PHA must take the required actions as outlined in PIH 2026-12 as outlined for **Group 1** to be eligible for shortfall funding. The required actions are included in the funding notice, which include, but not limited to, the following:

A. Must Immediately Adopt Cost-Savings Measures and Work with the Shortfall Prevention Team
B. Must Submit a Complete Application by the Deadline
C. Must Not Transition EHV Families to a Turnover HCV
D. Must Not Issue Tenant-based Vouchers (with limited exceptions as outlined in 2026-12)
E. Must Not Absorb Vouchers
F. Must Not Issue New Requests for Proposals or Select New PBV Proposals or Projections (with limited exceptions as outlined in 2026-12)
G. Must Adhere to Limitations on Extraordinary Operating Cost Factor (OCF) Requests for RAD Properties
H. Must Not Approve PBV Substantial Rehabilitation Requests if They Require Issuance of Additional Tenant-based Vouchers
I. Must Not Add Units to PBV Contracts (with limited exceptions as outlined in 2026-12)
J. Must Continue to Meet Contractual Obligations Associated with PBV Contracts
K. May Submit Regulatory Waivers to Achieve Cost Savings

The PHA must fully comply with the eligibility requirements and the Action Plan. HUD may reject a PHA shortfall funding application or may reduce or rescind a PHA shortfall funding award if the PHA fails to comply with any of the requirements.

If you have any questions, contact me via email at Rebecca.z.rudzianis@hud.gov.

Sincerely,

Rebecca Rudzianis

Program Analyst
Shortfall Prevention Team

CC: Board Chairperson

MEMO

Date: September 10, 2026

To: HACB Board of Commissioners

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

Subject: Resolution No. 5002
Section 8 FSS Graduate – Sharon Maalis

Sharon enrolled in the FSS Program on May 1, 2020, with a clear commitment to education, personal growth, and achieving self-sufficiency. Throughout her time in the program, she has worked towards numerous educational goals and has remained determined to build a future in which she can give back to others.

Over the years, Sharon has earned two bachelor's degrees, one in Psychology and the other in Child Development. She has also earned two associate degrees, in Fine Arts and Social Science. She continues to pursue her educational goals and is currently just one class away from earning a certificate in Sustainable Studies and has only a few classes remaining to complete another associate degree in Child Development. All while holding down a part-time and often more than that job as an IHSS worker for multiple clients with disabilities.

Sharon's ultimate goal extends beyond her own accomplishments. She has no intention of relying solely on Social Security and hopes to become a mentor to others, sharing her knowledge, experiences, and encouragement with as many people as she can.

Sharon has been an absolute delight to work with. As a senior citizen who is legally blind, she could easily have allowed circumstances to become barriers to achieving her goals. Instead, she has consistently demonstrated resilience, determination, and an unwavering belief in what she can accomplish.

Sharon's journey is a powerful example of how dedication, education, and perseverance can open doors to self-sufficiency and inspire others along the way. She continues to prove that there are no limits to what a person can achieve when they refuse to place barriers on themselves. She plans to start graduate school in the Fall with some of her graduation money.

Recommendation: Adoption of Resolution No. 5002

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 5002

RECOGNITION OF FSS GRADUATE

SHARON MAALIS

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, SHARON MAALIS entered the FSS program in May 1, 2020; and

WHEREAS, SHARON MAALIS successfully completed her FSS Contract of Participation, effective August 31, 2026, by fulfilling all of her responsibilities under the terms of the Contract of Participation; and

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

WHEREAS, SHARON MAALIS, in completing her Contract of Participation, has accrued an FSS escrow balance of $11,289.77;

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 SHARON MAALIS'S successful completion of its HUD Section 8 Housing Choice Voucher Family Self-Sufficiency Program.

Dated: September 17, 2026.

____
David W. Pittman, Board Chair

ATTEST:

____
Lawrence C. Guanzon, Secretary

MEMO

Date: September 10, 2026

To: HACB Board of Commissioners

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

Subject: Resolution No. 5003
Section 8 FSS Graduate – Roxanne Taylor

Roxanna originally enrolled in the Family Self-Sufficiency (FSS) Program on May 1, 2020, and successfully graduated on April 30, 2025. Due to her previous success and in accordance with her FSS Action Plan, she was approved to re-enroll in the program on October 1, 2025.

Roxanna has maintained stable employment with In-Home Supportive Services (IHSS) for many years, demonstrating a strong commitment to her career. With the implementation of the new HOTMA regulations, she was able to continue building her escrow savings while also accomplishing other important personal and financial goals.

Throughout her participation in the FSS Program, Roxanna has been dedicated, perseverance, with a strong work ethic. One of her most significant achievements has been partnering with her mother to purchase a home, creating long-term stability for their family.

Roxanna has fulfilled all of her FSS program requirements and has reached the successful completion of her contract. Her accomplishments reflect the purpose and goals of the FSS Program by obtaining financial independence and self-sufficiency. This milestone is especially meaningful, as she is not only graduating from the FSS Program but is also graduating from the Section 8 Housing Choice Voucher Program and moving into her own home.

Recommendation: Adoption of Resolution No. 5003

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 5003

RECOGNITION OF FSS GRADUATE

ROXANNE TAYLOR

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, ROXANNE TAYLOR entered the FSS program in October 1,2025; and

WHEREAS, ROXANNE TAYLOR successfully completed her FSS Contract of Participation, effective August 31, 2026, by fulfilling all of her responsibilities under the terms of the Contract of Participation; and

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

WHEREAS, ROXANNE TAYLOR, in completing her Contract of Participation, has accrued an FSS escrow balance of $560.00;

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 ROXANNE TAYLOR'S successful completion of its HUD Section 8 Housing Choice Voucher Family Self-Sufficiency Program.

Dated: September 17, 2026.

____
David W. Pittman, Board Chair

ATTEST:

____
Lawrence C. Guanzon, Secretary

September 9, 2026

MEMO

To:	HACB Board of Commissioners
From:	Tamra C. Young, Deputy Executive Director Angie Little, Rental Assistance Programs Manager
Subject:	5.3 Board Adoption of Revised Section 8 HCV Program Administrative Plan (Admin Plan) – Chapter 17: "Project-Based Vouchers"

During the HUD Section Eight Management Assessment Program (SEMAP) audit, we discovered an error in the HACB Administrative Plan. Since inception of the PBV program at the Agency, HACB has and will continue to, sort and pull applicants from the PBV Waiting List using the preferences as outlined in Chapter 17, <u>and</u> in time and date order. The use of preferences was documented correctly in the Admin Plan. However, the use of time and date order was not (instead we erroneously referenced Chapter 3, which is a lottery-based system used for HCV applicants). A lottery-based system would not work for PBVs, as the PBV Waiting Lists are always open (same as the Public Housing Waiting Lists).

Attached is page 17-46 which outlines the redlined mark-up, as recommended. Again, we are not changing the Admin Plan, just a revising the wording so that it correctly matches the process(es) we use.

If you would like to review Chapter 17 or the entire Admin Plan, we can provide you a copy.

Recommendation: Receive and file the revised Section 8 Housing Choice Voucher Admin Plan effective October 1, 2026 in accordance with the recommendations above by means of adoption of Resolution No. 5004.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 5004

ADOPTION OF REVISED
SECTION 8 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (AP)

WHEREAS, on June 18, 2026 the Housing Authority of the County of Butte (HACB) last adopted its Section 8 Housing Choice Voucher Administrative Plan (AP) effective October 1, 2026, per the requirements of the Quality Housing and Work Responsibility Act of 1998; and

WHEREAS, in Chapter 17: Project-Based Voucher, Section 17IVB: Selection of PBV Program Participants, the section “PHA Policy” on page 17-46 has been revised in order to correctly document the process by which applicants are selected from the Project-Based Voucher Waiting List (by date and time);

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to revise its Section 8 Housing Choice Voucher Program Administrative Plan (AP) in regards to its Selection of PBV Program Participants policy in Chapter 17 “Project-Based Voucher”, such revisions attached to and made part of this resolution, and to further resolve to make such changes effective October 1, 2026.

Dated: September 17, 2026.

____
David W. Pittman, Board Chair

ATTEST:

____
Lawrence C. Guanzon, Secretary

information regarding income, expenses, and family composition [24 CFR 5.230]. The PHA may also not approve a tenancy if the owner (including a principal or other interested party) of the unit is the parent, child, grandparent, sister, or brother of any member of the family, unless needed as a reasonable accommodation. An applicant family must also meet HUD requirements related to current or past criminal activity.

PHA Policy

The PHA will determine an applicant family's eligibility for PBV assistance in accordance with the applicable eligibility requirements of this Administrative Plan. Eligible applicants will be selected from the applicable site-based PBV waiting list according to the date and time of application, subject to any applicable preference identified in Section 17-VI.C.

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~~The PHA will determine an applicant family's eligibility for the PBV program in accordance with the policies in Chapter 3.~~

In-Place Families [24 CFR 983.251(b)]

An eligible family residing in a proposed PBV contract unit on the date the proposal is selected by the PHA is considered an "in-place family." These families are afforded protection from displacement under the PBV rule. If a unit to be placed under contract (either an existing unit or a unit requiring rehabilitation) is occupied by an eligible family on the date the proposal is selected, the in-place family must be placed on the PHA's waiting~~ ~~list. Once the family's continued eligibility is determined (the PHA may deny assistance to an in-place family for the grounds specified in 24 CFR 982.552 and 982.553), the family must be given an absolute selection preference and the PHA must refer these families to the project owner for an appropriately sized PBV unit in the project. Admission of eligible in-place families is not subject to income targeting requirements.

During the initial term of the lease under the tenant-based tenancy, an in-place tenant-based voucher family may agree, but is not required, to mutually terminate the lease with the owner and enter into a lease and tenancy under the PBV program. If the family chooses to continue the tenant-based assisted tenancy, the unit may not be added to the PBV HAP contract. The owner may not terminate the lease for other good cause during the initial term unless the owner is terminating the tenancy because of something the family did or failed to do in accordance with 24 CFR 982.310(d)(2). The owner is expressly prohibited from terminating the tenancy during the initial term of the lease based on the family's failure to accept the offer of a new lease or revision, or for a business or economic reason.

If, after the initial term, the owner chooses not to renew the lease or terminates the lease for other good cause (as defined in 24 CFR 982.310(d)) to end the tenant-based assisted tenancy, the family would be required to move with continued tenant-based assistance or relinquish the tenant-based voucher and enter into a new lease to receive PBV assistance in order to remain in the unit.

17-VI.C. ORGANIZATION OF THE WAITING LIST [24 CFR 983.251(c)]

Applicants who will occupy units with PBV assistance must be selected from the waiting list for the PBV program. The PHA or owner (as applicable) may establish selection criteria or preferences for occupancy of particular PBV units. The PHA may place families referred by the PBV owner

September 17, 2026

MEMO

To: Board of Commissioners

From: Marco Cruz, CFO Consultant

Subject: 5.4 Write-Off of Uncollectible Accounts Receivable, as of August 31, 2026
Resolution Number 5005

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. Through August 30, 2026, there is a balance of **$65,737.82** uncollectable tenant rent, repayment agreements, and other charges that qualify as uncollectible revenue.

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 will be sent to a Collection Agency for further action.

Recommendation: adoption of Resolution No. 5005

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
RESOLUTION No. 5005
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, 2026:

PROJECT	# of UNITS	RENT	OTHER CHARGES	TOTAL
DEMO: Balances				
DEMO	0	$0.00	$0.00	$0.00
	TOTAL DEMO:	**$0.00**	**$0.00**	**$0.00**
PUBLIC HOUSING:				
BIGGS	0	$24.00	$0.00	$24.00
CHICO	0	$6,746.26	$0.00	$6,746.26
GRIDLEY	0	$19,717.26	$0.00	$19,717.26
OROVILLE	0	$10,752.04	$0.00	$10,752.04
	TOTAL PUBLIC HOUSING:	**$37,239.56**	**$0.00**	**$37,239.56**
GRIDLEY FARM LABOR HOUSING:				
GFLH	0	$0.00	$0.00	$0.00
	TOTAL GRIDLEY FARM LABOR HOUSING:	**$0.00**	**$0.00**	**$0.00**
HOUSING AUTHORITY OWNED:				
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	$0.00	$0.00	$0.00
	TOTAL AUTHORITY OWNED:	**$0.00**	**$0.00**	**$0.00**
HOUSING CHOICE VOUCHER PROGRAM: (SEC 8):				
S8 COC	1	$0.00	-$1.00	-$1.00
S8 EHV	0	$0.00	$0.00	$0.00
S8 HCV Glenn	1	$0.00	$1,700.00	$1,700.00
S8 HCV	15	$0.00	$22,889.97	$22,889.97
S8 BOUTIQUE	0	$0.00	$0.00	$0.00
HUD VASH SECURITY DEP(	0	$0.00	$0.00	$0.00
VP LINCOLN FAMILY	1	$0.00	$1,451.00	$1,451.00
VP NORTH CREEK 2	0	$0.00	$0.00	$0.00
	TOTAL SECTION 8:	**$0.00**	**$26,039.97**	**$26,039.97**
COLLECT ACCOUNTS - PAST TENANTS:				
Collects (S8 & PH)	2	$0.00	$2,458.29	$2,458.29
	TOTAL COLLECTS ACCOUNT	**$0.00**	**$2,458.29**	**$2,458.29**
			GRAND TOTAL:	**$65,737.82**

Date: September 17, 2026

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

September 17, 2026

Memo

To: HACB Board of Commissioners

From: Larry Guanzon, Executive Director
Marco Cruz, CFO Consultant

Subject: 5.5 Proposed Fiscal Year 2026-27 HACB Agency-Wide Operating Budget
HACB Resolution No 5006

This Budget Committee met to review budget assumptions and projections. The individual fund budgets were crafted using revenue and expense trends from FY 2027 plus various assumptions outlined below:

1) **All Funds:**
   a) Salaries Expense:
      i) The budget includes the addition of the new Finance Director. 870 hours for a CFO Consultant is budgeted under Consulting expense.
      ii) This budget includes the salaries for the current Organizational Chart, assumed 3.5% COLA (per Union MOU, the actual COLA effective 01/01/27 will be 2.5%-5% based upon the SF/Oakland/Hayward CPI posted in October annually), all longevity, step and annual increases.
      iii) 1% Overtime rate for all non-exempt employees.
   b) Payroll Taxes and Benefits Expenses:
      i) These costs follow Salaries in their allocation to programs.
      ii) A total fringe benefit of 50% of salaries, which includes Health, Dental, Vision, CalPERS pension, and employer paid taxes.
   c) Training & Travel- Budget includes $134,100 in training costs that are billed as you go.
   d) Insurance-All: Property insurance saw a 12% decrease, with general liability remaining stable.
   e) Utilities: budgeted with an increase of 5% over the current rates at current usage.
   f) Unless specifically noted, all other expenses are 5% over the current 8 month run rate.

2) **USDA Farm Labor Housing**
   a) This budget was previously approved by the Board. This budget has been approved by HCD and USDA.

3) **HUD Low Income Public Housing (LIPH)**
   a) CY 2027 Operating Subsidy revenue is estimated at 102% of current funding. The CY 2027 proration may vary before it is finalized at the end of the year.
   b) Rents are based upon 102% of current rent rolls, which have been increasing over the past several years. Increasing rents result in lower Operating Subsidy as per HUD funding calculations.
   c) A transfer from the Capital Fund for operations is budgeted at 20% of the grant.

4) **HUD Section 8 Housing Choice Voucher Program (HCV)**
   a) HCV Housing Assistance Payments (HAP) funding is recalculated each calendar year based upon the prior calendar year's HAP expenditures.
   b) HAP and Admin revenue is based on a 99% award utilization for an estimated total of $25 million of HAP and $2.58 million Admin dollars.
   c) Administrative Fee revenue includes an inflation factor of 1.9% and a proration factor of 88%.
   d) HAP revenue includes an inflation factor of 3.5% and 99.61% proration factor.
   e) Per unit HAP costs with the new approved payment standard have increased. The average monthly HAP is estimated now to be $969.

5) **HUD S8 Emergency Housing Vouchers Grant**
   a) Funds to assist housing people experiencing homelessness; this program is funded through the American Rescue Plan Act of 2021. The program terminates December 2026 with any remaining clients transferred to the HCV program. The presented budget is for October through December, with remaining expenses transferred to the HCV program.
   b) Revenue and expenses have similar assumptions as the HCV program, assuming 52 vouchers through December.

6) **HUD ROSS Grant** (FSS Coordinator Grant):
   a) Funding estimated at 102% of CY 2026 level to pay a portion of a Special Programs Coordinator position. The balance of the payroll expense is budgeted to HCV.

7) **HUD Capital Fund Program**
   a) This budget assumes 102% of the CY 2026 Grant amount.
   b) 10% of the grant can be used for Administrative costs, with the balance of payroll & benefits transferred to Public Housing.
   c) A transfer to Public Housing operations is budgeted at 20% of the total grant amount.

8) **Business Activities (unrestricted funds)**
   a) Business Activities will pay the annual 2020A Bond Debt and Reserve payments from excess cash transferred from the Bond Properties. Reserves deposits are budgeted at $300 per unit per year. This arrangement will simplify the allocation of the payments.
   b) Demo: 7 units. Rents at 102% of 2026 levels.
   c) Mayer Commons: New property located in Paradise, CA. Under RSC Management who developed the budget. Does not have a bond encumbrance.
   d) 21,25,33 Evanswood: 3 units separate from the main Evanswood complex. Under RSC Management who developed the budget. Does not have a bond encumbrance.
   e) Bond properties: Locust St Apts, Park Place, Lincoln, Alamont, Evanswood Estates, and Cordillera/Cameo.complexes under RSC management and are encumbered by the 2020A Bonds. Proceeds are transferred to HACB for debt service.

Recommendation: approval HACB Resolution Number 5006

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 5006

APPROVAL OF FISCAL YEAR 2026-27 CONSOLIDATED OPERATING BUDGET

INCLUDING THE

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

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

WHEREAS, the Operating Budget addresses and budgets anticipated expenses and revenues of the HACB, its properties, programs and contracts for the fiscal year extending from October 1, 2026 through September 30, 2027; and

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

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte (HACB) to hereby approve the Operating Budget for fiscal year 2026-27, extending from October 1, 2026 through September 30, 2027, such Operating Budget attached to and part of this Resolution No. 5006, and further, to authorize the Executive Director to sign all applicable program, contract and other forms on behalf of the HACB and submit them to the U.S. Department of Housing and Urban Development, U.S. Department of Agriculture, and other contracting entities as required to implement and administer the budget as here adopted.

Dated: September 17, 2026.

____
David W. Pittman, Board Chair

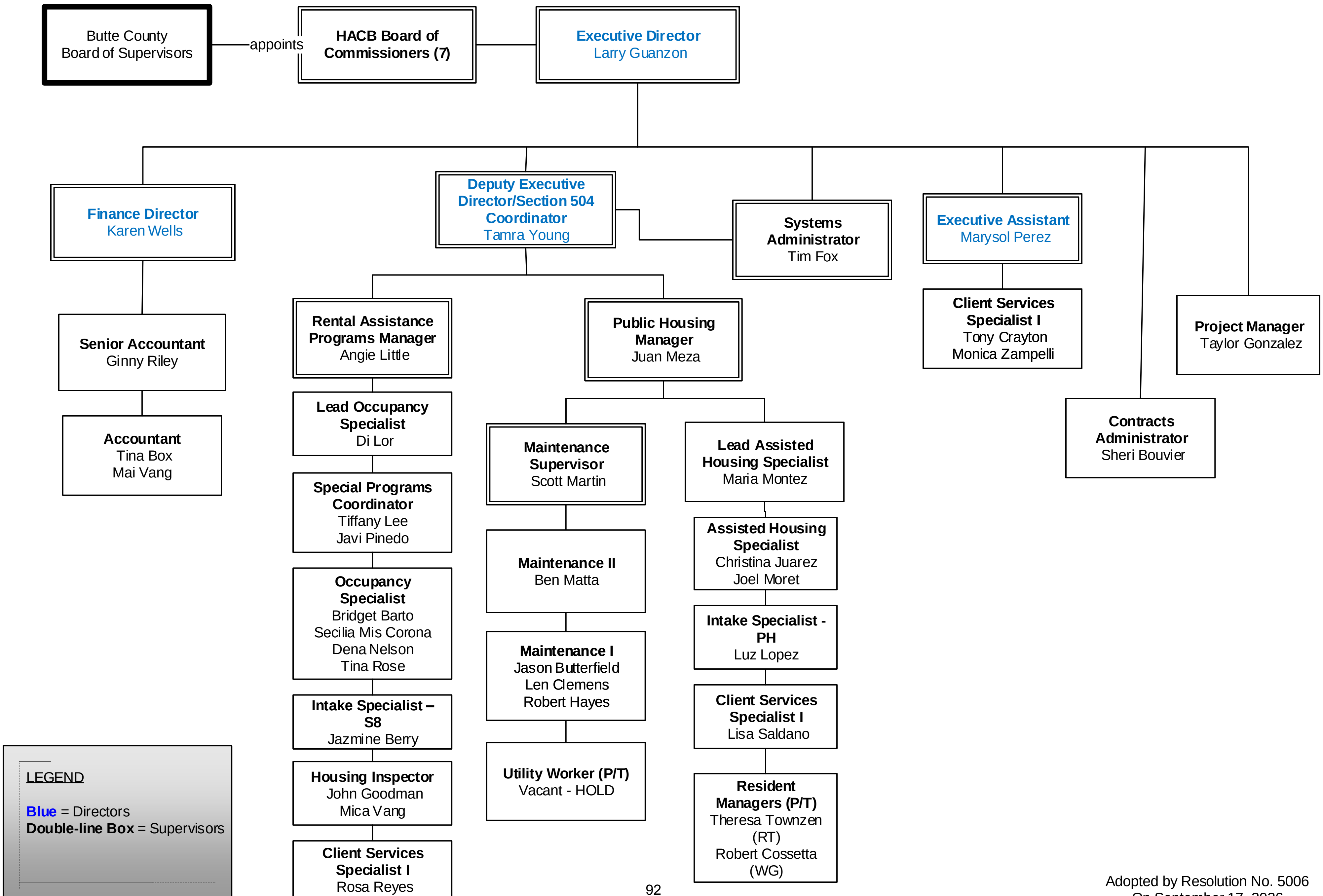
ATTEST:

____
Lawrence C. Guanzon, Secretary

	HUD Public Housing	HUD Capital Fund	HUD Section 8	HUD EHV	HUD ROSS	USDA FLH	Total Business Activities	Total HACB
Tenant Rent	$1,587,034					$1,725,072	$2,219,088	$5,531,194
Vacany & Credit Loss						($296,424)	($131,295)	($427,719)
Laundry & Tenant Charges	$76,764					$3,912	$39,877	$120,553
HUD Subsidy Revenue	$1,495,238		$25,033,859	$161,460			$0	$26,690,557
HUD Other Revenue	$227,503	$1,863,094	$2,588,243	$17,634	$98,197		$0	$4,794,671
Other Government	$7,800		$28,344				$0	$36,144
Developer Fees							$0	$0
Asset Management Fees							$407,132	$407,132
MGP Fees							$0	$0
Corporate Service Income							$368,822	$368,822
Invest. & Int. Income							$2,148	$2,148
TOTAL REVENUE	**$3,394,339**	**$1,863,094**	**$27,650,446**	**$179,094**	**$98,197**	**$1,432,560**	**$2,905,772**	**$37,523,502**
Admin Salaries & Ben	$1,541,826	$151,739	$2,057,184	$693			$681,104	$4,432,547
Audit Fees	$9,187		$30,988	$326		$13,128	$3,288	$56,917
Training & Travel	$37,152		$83,913	$735		$2,880	$9,420	$134,100
Legal Expense	$4,068		$39,984			$2,496	$2,580	$49,128
Mgt Fees						$109,500	$137,632	$247,132
Other Admin Expense	$115,693		$237,693	$13,291		$65,376	$233,129	$665,182
Corporate Services							$0	$0
Tenant Service Salaries & Ben					$122,715	$169,348	$0	$292,063
Other Tenant Services			$60				$23,600	$23,660
Electricity & Gas	$43,104		$20,628	$216		$52,008	$236,846	$352,802
Water & Sewer	$337,424		$1,935	$21		$69,828	$17,490	$426,698
Garbage	$87,840		$285	$3		$30,672	$10,716	$129,516
Maint Salaries & Ben	$539,231					$166,916	$0	$706,147
Maint Supplies	$91,316		$2,418	$6		$255,672	$139,799	$489,211
Maint Contracts	$208,224		$43,645	$351		$30,996	$153,950	$437,166
Landscaping Contracts	$193,308		$6,690	$66		$127,500	$67,702	$395,266
Security	$9,548		$3,155	$36			$3,150	$15,889
Insurance	$223,136		$28,206	$222		$93,816	$89,616	$434,996
PILOT & Taxes	$116,000					$54,792	$0	$170,792
Principle & Interest						$150,708	$570,828	$721,536
Consultants	$34,131		$142,055	$1,668			$12,987	$190,841
Housing Assistance Payments			$24,915,779	$161,460			$0	$25,077,239
Tenant Utility Payments	$37,116		$118,080				$0	$155,196
TOTAL EXPENSES	**$3,628,305**	**$151,739**	**$27,732,698**	**$179,094**	**$122,715**	**$1,395,636**	**$2,393,837**	**$35,604,024**
Capital Expenditures		($1,749,343)				($69,996)	($157,957)	($1,977,296)
Bond Usage							$0	$0
Cash & Reserve Transfers	($37,988)	$37,989	($24,518)		$24,518	($34,500)	($49,800)	($84,299)
TOTAL OTHER CASH USAGE	**($37,988)**	**($1,711,355)**	**($24,518)**	**$0**	**$24,518**	**($104,496)**	**($207,757)**	**($2,061,595)**
NET CHANGE IN CASH	**($271,954)**	**$0**	**($106,770)**	**$0**	**$0**	**($67,572)**	**$304,178**	**($142,117)**
BEGINNING CASH (forecasted)	$522,674	$0	$3,000,311	$95,000	$0	$162,000	$945,563	$4,725,548
CHANGE IN CASH	($271,954)	$0	($106,770)	$0	$0	($67,572)	$304,178	($142,117)
ENDING CASH	$250,720	$0	$2,893,541	$95,000	$0	$94,428	$1,249,741	$4,583,431

	BA Admin	Demo	Mayer Commons	21, 25, 33 Evanswood	Bond Properties	Total Business Activities	Banyard Inc.	BCAHDC Inc.
Tenant Rent	$28,800	$72,600	$103,157	$53,964	$1,960,567	**$2,219,088**		
Vacany & Credit Loss			($2,800)	($1,860)	($126,635)	**($131,295)**		
Laundry & Tenant Charges			$1,000	$150	$38,727	**$39,877**		
HUD Subsidy Revenue						**$0**		
HUD Other Revenue						**$0**		
Other Government						**$0**		
Developer Fees						**$0**		
Asset Management Fees	$407,132					**$407,132**	$12,960	$3,600
MGP Fees						**$0**		$80,946
Corporate Service Income	$368,822					**$368,822**		
Invest. & Int. Income	$2,148					**$2,148**		$5,772
TOTAL REVENUE	**$806,902**	**$72,600**	**$101,357**	**$52,254**	**$1,872,659**	**$2,905,772**	**$12,960**	**$90,318**
Admin Salaries & Ben	$681,104					**$681,104**		
Audit Fees	$3,288					**$3,288**	$2,300	$2,300
Training & Travel	$9,420					**$9,420**		
Legal Expense	$2,580					**$2,580**		
Mgt Fees			$8,011	$3,226	$126,395	**$137,632**	$12,960	
Other Admin Expense	$33,894	$456	$8,844	$9,811	$180,124	**$233,129**	$84	$1,236
Corporate Services						**$0**	$1,000	$367,822
Tenant Service Salaries & Ben						**$0**		
Other Tenant Services		$23,600				**$23,600**		
Electricity & Gas	$43,128	$2,208	$2,220		$189,290	**$236,846**		
Water & Sewer	$5,916	$5,352	$3,180	$3,042		**$17,490**		
Garbage	$36	$6,672	$3,360	$648		**$10,716**		
Maint Salaries & Ben						**$0**		
Maint Supplies	$384	$300	$2,450	$300	$136,365	**$139,799**		
Maint Contracts	$6,120	$900	$4,440	$3,600	$138,890	**$153,950**		
Landscaping Contracts	$792		$9,815		$57,095	**$67,702**		
Security	$2,982	$168				**$3,150**		
Insurance	$2,244	$4,128			$83,244	**$89,616**		
PILOT & Taxes						**$0**		
Principle & Interest			$43,700	$2,028	$525,100	**$570,828**		
Consultants	$12,795	$192				**$12,987**	$7,888	$15,775
Housing Assistance Payments						**$0**		
Tenant Utility Payments						**$0**		
TOTAL EXPENSES	**$804,683**	**$43,976**	**$86,020**	**$22,655**	**$1,436,503**	**$2,393,837**	**$24,232**	**$387,133**
Capital Expenditures					($157,957)	**($157,957)**		
Bond Usage						**$0**		
Cash & Reserve Transfers			($6,000)		($43,800)	**($49,800)**		
TOTAL OTHER CASH USAGE	**$0**	**$0**	**($6,000)**	**$0**	**($201,757)**	**($207,757)**	**$0**	**$0**
NET CHANGE IN CASH	**$2,219**	**$28,624**	**$9,337**	**$29,599**	**$234,399**	**$304,178**	**($11,272)**	**($296,815)**
BEGINNING CASH (forecasted)	$319,247	($43,548)	$58,503	$9,713	$601,648	**$945,563**	$162,443	$2,916,195
CHANGE IN CASH	$2,219	$28,624	$9,337	$29,599	$234,399	**$304,178**	($11,272)	($296,815)
ENDING CASH	$321,466	($14,924)	$67,840	$39,312	$836,047	**$1,249,741**	$151,171	$2,619,380

HACB HOUSING AUTHORITY of the County of Butte



Adopted by Resolution No. 5006
On September 17, 2026

HOUSING AUTHORITY of the County of Butte

(530) 895-4474
FAX (530) 894-8738
TDD/TTY (800) 735-2929
(800) 564-2999 Butte County Only
WEBSITE: www.butte-housing.com
2039 Forest Avenue • Chico, CA 95928

September 10, 2026

Memo

To: HACB Board of Commissioners

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

Subject: Resolution No. 5007 – 2027 HUD Section 8 HCV and EHV Payment Standards

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

Below are two (2) charts, the first showing current 2026 FMRs and adopted Payment Standards for each of HACB's jurisdictions, Butte and Glenn Counties. The second chart shows HUD's 2027 FMRs and staff's recommendations for Payment Standards. This year's published Fair Market Rents represent an average decrease of 7% for the Butte County area, which is the majority of HACB's jurisdiction, and an increase of 2% for the Glenn County area, in which 2% of HACB HCV program participants reside.

We have conducted an analysis of the HCV program budget versus expenses, considering the following factors:

- A budget shortfall is predicted for 2026
- Decrease of Butte County FMRs
- The plan to transfer the remaining EHV participants into HCV in January, 2027

Staff recommends no change to the Butte County HCV Payment Standards for the coming year, however a very slight increase is required to the Glenn County studio and three bedroom payment standards to bring the amounts into compliance with regulations at the minimum 90% of FMR.

For the EHV program, staff recommends a change to the Butte County studio Payment Standard to bring the amount into compliance with regulations at the maximum 120% of FMR. All other Payment Standards to represent no change.

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2026 HCV FMRs and Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2026 HUD FMR	$1155	$1270	$1625	$2260	$2760
% FMR	99.8%	94.5%	96.6%	97.9%	97.8%
Butte County 2026 Payment Standard	**$1153**	**$1200**	**$1570**	**$2213**	**$2665**
Glenn County – 2026 HUD FMR	$939	$1038	$1362	$1807	$2179
% FMR	90.3%	91.7%	91.9%	90.3%	93.2%
Glenn County 2026 Payment Standard	**$848**	**$952**	**$1251**	**$1632**	**$2030**

2027 HCV FMRs and Proposed Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2027 HUD FMR	$1064	$1190	$1509	$2090	$2522
% FMR	108.4%	100.8%	104%	105.9%	105.7%
Butte County 2027 Payment Standard	**$1153**	**$1200**	**$1570**	**$2213**	**$2665**
Glenn County – 2027 HUD FMR	$948	$1040	$1361	$1867	$2251
% FMR	90%	91.5%	91.9%	90%	90.2%
Glenn County 2027 Payment Standard	**$853**	**$952**	**$1251**	**$1680**	**$2030**

2026 EHV FMRs and Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2026 HUD FMR	$1155	$1270	$1625	$2260	$2726
% FMR	111.1%	106.4%	108.2%	109%	108.4%
Butte County 2026 Payment Standard	**$1283**	**$1351**	**$1759**	**$2464**	**$2954**
Glenn County – 2026 HUD FMR	$939	$1038	$1362	$1807	$2179
% FMR	107.5%	108.1%	108.1%	108.3%	113.4%
Glenn County 2026 Payment Standard	**$1009**	**$1122**	**$1472**	**$1957**	**$2472**

2027 EHV FMRs and Proposed Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2027 HUD FMR	$1064	$1190	$1509	$2090	$2522
% FMR	120%	113.5%	116.6%	117.9%	117.1%
Butte County 2027 Payment Standard	**$1277**	**$1351**	**$1759**	**$2464**	**$2954**
Glenn County – 2027 HUD FMR	$948	$1040	$1361	$1867	$2251
% FMR	106.4%	107.9%	108.2%	104.8%	109.8%
Glenn County 2027 Payment Standard	**$1009**	**$1122**	**$1472**	**$1957**	**$2472**

Recommendation: Adoption of Resolution No. 5007

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 5007

DETERMINATION OF 2027 PAYMENT STANDARDS
FOR THE HUD SECTION 8 HOUSING CHOICE VOUCHER PROGRAM AND
EMERGENCY HOUSING VOUCHER PROGRAM

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

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

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

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

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

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

WHEREAS, the HACB had determined that Payment Standards for 2027 be set in accordance with the following tables, such Payment Standards being determined to be in the best interest of the HACB, its HCV and EHV programs, and its HCV and EHV program participants;

2027 HCV FMRs and Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2027 HUD FMR	$1064	$1190	$1509	$2090	$2522
% FMR	108.4%	100.8%	104%	105.9%	105.7%
Butte County 2027 Payment Standard	**$1153**	**$1200**	**$1570**	**$2213**	**$2665**
Glenn County – 2027 HUD FMR	$948	$1040	$1361	$1867	$2251
% FMR	90%	91.5%	91.9%	90%	90.2%
Glenn County 2027 Payment Standard	**$853**	**$952**	**$1251**	**$1680**	**$2030**

2027 EHV FMRs and Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2027 HUD FMR	$1064	$1190	$1509	$2090	$2522
% FMR	120%	113.5%	116.6%	117.9%	117.1%
Butte County 2027 Payment Standard	**$1277**	**$1351**	**$1759**	**$2464**	**$2954**
Glenn County – 2027 HUD FMR	$948	$1040	$1361	$1867	$2251
% FMR	106.4%	107.9%	108.2%	104.8%	109.8%
Glenn County 2027 Payment Standard	**$1009**	**$1122**	**$1472**	**$1957**	**$2472**

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to set its 2027 Payment Standards for the HUD Section 8 Housing Choice Voucher and Emergency Housing Voucher programs in accordance with the tables above, such standards to be applied effective October 1, 2026.

Dated: September 17, 2026.

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David Pittman, Board Chair

ATTEST:

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Lawrence C. Guanzon, Secretary

EVENTS - NAHRO.ORG

Registration

CLICK HERE TO REGISTER

< https://my.nahro.org/Trainings-Conferences/Meeting-Home-Page?meetingid={991C1832-8881-F111-AB0E-000D3A32E16A}>

All conference events will take place at the Colorado Convention Center < https://denverconvention.com/> , located in downtown Denver at 700 14th Street. Virtual attendance is not available.

Please note: given the Convention Center is a large facility, attendance at the conference will involve a moderate amount of walking.

CONFERENCE REGISTRATION includes admission to all NAHRO-sponsored conference events including plenary and concurrent sessions; continental breakfasts and breaks; and exhibit hall events; and access to the conference app.

CONFERENCE REGISTRATION FEES:

MEMBER:
Early Bird Rate: **$795** – Register thru 9/15/25
Regular Rate: **$895** – Register between 9/16 – 10/9/26
On-site Rate: **$995** – After October 9, on-site rates will apply.

NON-MEMBER: ***Join NAHRO now to save with Member rates! < https://www.nahro.org/membership/join/>***
Early Bird Rate: **$1095** – Register thru 9/15/25
Regular Rate: **$1195** – Register between 9/16 – 10/9/26
On-site Rate: **$1295** – After October 9, on-site rates will apply.

RESIDENT: $595
A resident resides in public housing.

After October 9, on-site registration rates will apply. Registration will open on-site in Denver on October 14.

REGISTRATION PAYMENT:
Registration fee must be paid in advance before registration will be confirmed. Online registration

must be paid by credit card. NAHRO accepts Visa, MasterCard, and American Express.   If you are paying by check, download a **hard copy registration form < https://www.nahro.org/wp-content/uploads/2026/07/26NatlConfRegForm_ATTENDEE.pdf>** , complete and follow remittance instructions on form. **Please note, your registration will not be confirmed until payment is received and processed.**

REGISTRATION CONFIRMATION:
Advance registration must be received on or prior to October 9. You will receive your confirmation as soon as payment is applied.

REGISTRATION CHANGES/SUBSTITUTIONS:
Changes/substitutions must be submitted in writing by October 9 and forwarded to NAHRO via e-mail, **conferenceregistration@nahro.org**

REGISTRATION CANCELATION & REFUND POLICY:
Conference registration cancellations must be submitted in writing by September 21 and forwarded to NAHRO via e-mail to **conferenceregistration@nahro.org** to receive a refund less a $175 cancellation fee. No telephone cancellations will be honored. No refunds will be granted for no-shows. ***Please note: NAHRO incurs transaction fees for every registration and secures conference arrangements with contractual liability based on attendee registration numbers. NAHRO therefore is not able to grant refunds after September 21 nor allow for credits toward future events. No exceptions will be made to this policy. Attendees agree to this policy by registering for the conference.***

HOTEL RESERVATION POLICY:
Conference registration is required prior to making a reservation in the discounted NAHRO room block. To access the NAHRO room block, attendees must make reservations online through the weblink provided in the conference registration confirmation email. No phone reservations will be accepted. Requests for reservations at the NAHRO rate will be accepted on a space available basis through September 20 or until the NAHRO room block is sold out (whichever comes first.) **Please note: Within the NAHRO room block, registered attendees are eligible for (1) hotel room only in their name, so that all attendees are best able to access a room in the NAHRO block. Multiple reservations under the same name and any reservation in the NAHRO room block without a corresponding conference registration will be canceled without notice.**

NAHRO CEU INFORMATION:
Conference attendees will earn 0.9 NAHRO Continuing Education Units (CEUs), regardless of how many plenary or concurrent sessions attended. NAHRO counts individuals as an attendee upon check in/badge pick-up. After the conference, CEUs will be added to accounts on the NAHRO Learning Portal. If you are currently NAHRO Certified, you can use these CEUs toward

NAHRO recertification. Questions about certification and/or CEUs?
Visit **www.nahro.org/certification < https://www.nahro.org/certification>** or
email **professionaldevelopment@nahro.org**.

PHOTO/VIDEO DISCLAIMER:
By registering for the 2026 National Conference & Exhibition, you agree that your image/voice recording may be used at any time, without further notification, for printed materials, web sites, social media, live-streaming, webcasts and other marketing and educational purposes.

CONFERENCE CANCELATION:
In the unlikely event the conference needs to be cancelled, NAHRO will refund 100% of registration fees paid. NAHRO assumes no liability for any travel fees, charges, penalties, or any other incidental costs that a registrant might incur because of a cancellation.

LIABILITY WAIVER/ASSUMPTION OF RISK:
All NAHRO conference attendees acknowledge that their participation is completely voluntary and assume all risks associated with attendance at the event (including, without limitation, risks related to COVID-19). Additionally, all attendees agree, on behalf of themselves, their heirs and assigns, and anyone who might assert a claim on their behalf, to release, indemnify and hold harmless NAHRO, the event venue, NAHRO partners and their respective owners, directors, officers, employees, representatives, heirs and assigns from any and all liability, claims or causes of action that may be released under applicable law arising from or relating to attendance at the event, failure to hold the event as scheduled and any indirect, incidental, consequential, special or exemplary damages. This release includes any claims for personal injury, disease, death, property loss or any other loss, including but not limited to claims of negligence and any right to seek damages.

ACCESSIBILITY:
We strive to host inclusive, accessible events that enable all individuals, including individuals with disabilities, to engage fully. To request accommodation or for inquiries about accessibility, please contact Jill Randles, Director of Conferences, at **jrandles@nahro.org**.

QUESTIONS?
Email the conference registration team at **conferenceregistration@nahro.org**