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

MEETING AGENDA

June 17, 2021
2:00 p.m.

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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Access Code: 964-155-805

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. 4818

ITEMS OF BUSINESS

1. ROLL CALL

2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

3.1 Minutes for the meeting of May 20, 2021

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	$301,688.17
3.2.2	Accounts Payable (FLH) –	$304,130.56
3.2.3	Landlords –	$1,266,058.91
3.2.4	Payroll –	$120,784.84

3.3 Financial Statements

3.4 Section 8 Housing Choice Voucher Program

3.5 Property Vacancy Report

3.6 Public Housing

3.7 Construction Projects

3.8 Capital Fund Improvement Projects

3.9 Farm Labor Housing Report

3.10 HACB Owned Properties

3.11 Tax Credit Properties

3.12 Family Self Sufficiency

3.13 Rental Assistance Programs

4. CORRESPONDENCE

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Public Housing – Repositioning Presentation, HUD Technical Assistance Consultant; Jaime Bordenave, The Communities, Group, Washington, DC.

Recommendation: Presentation/Discussion

5.2 Gridley Farm Labor Housing (FLH) Budget – Adopt FY2022 Gridley Farm Labor Housing Operation Budget.

Recommendation: Resolution No. 4818

5.3 Gridley Farm Labor Housing (FLH) – Banking Authorization with Tri-Counties Bank.

Recommendation: Resolution No. 4819

5.4 Emergency Housing Vouchers (EHV) – Adopt 2021 Payment Standards for the HUD Emergency Housing Vouchers.

Recommendation: Resolution No. 4820

5.5 Memorandum of Understanding (MOU) – Establish Partnership with Butte County Continuum of Care, Emergency Housing Vouchers (EHV).

Recommendation: Resolution No. 4821

5.6 Housing Authority of the County of Butte – 2131 Fogg Avenue Development Initiative

Recommendation: Discussion/Action

5.7 COVID-19 – Status Update.

Recommendation: Information/Discussion

5.8 Strategic Asset Plan – Presentation, CALAHA Re: Aspen Group.

Recommendation: Information/Discussion

5.9 Development Activity – Status Review

Recommendation: Information/Discussion

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

- **Next Meeting – July 15, 2021**

13. ADJOURNMENT

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
BOARD OF COMMISSIONERS MEETING

MEETING MINUTES OF May 20, 2021

Chair Moravec called the meeting of the Housing Authority of the County of Butte to order at 2:53 p.m.

(Pursuant to current State Public Health directives to shelter-in-place and practice social distancing, and as authorized by Governor Gavin Newsom's Executive Orders N-25-20 and N-29-20, this Board of Commissioner meeting observed "social distancing" protocols, and was conducted via teleconference, web-conference, and in person. Meeting notice and public participation was addressed consistent with the State Governor's COVID-19 Executive Order, providing for Brown Act exceptions.)

1. ROLL CALL

Present for the Commissioners: Charles Alford, Theresa Ayers, Laura Moravec and David Pittman. Commissioners Alford, Moravec and Pittman attended in person, the balance by means of web-conference.

Present for the Staff: Ed Mayer, Executive Director; Larry Guanzon, Deputy Executive Director; Sue Kemp, Finance Director; Marysol Perez, Executive Assistant; Jerry Martin, Modernization Coordinator; and Angie Little, Section 8 Manager all attended in person, with the exception of Sue Kemp, Finance Director who attended by means of web-conference.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Commissioner Pittman moved that the Consent Calendar be accepted as presented. Commissioner Ayers seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Receive and File Proposed Agency Annual and Five-Year Plan –
5.2 Receive and File Proposed Public Housing Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan (AP) – HUD annually requires

the Housing Authority to update its "Agency Plan"; the Public Housing program "Capital Fund Plan(s)"; the Public Housing program "Admissions and Continued Occupancy Policy" (ACOP); and the Section 8 Housing Choice Voucher program "Administrative Plan" (AP). The plan documents must be submitted to HUD for review at least 75 days prior to the end of the Agency's fiscal year (September 30th). This year the plans must be approved at the July meeting of the Board of Commissioners. Drafts of the plans must be available for public review and comment for 45 days prior to consideration for approval by the Board. The draft plans have already been reviewed by the Resident Advisory Board (RAB). The highlights for each plan/document include: description of progress in meeting HACB's annual and 5-year goals, including new activity; Project Based Vouchers, Landlord Incentive, Development Activity. Capital Fund Plan include, Safety and Security improvements. The changes recommended in the ACOP and Section 8 Admin Plan are suggested changes provided by consultant Nan-McKay, and the majority of the changes mirror themselves in both plans. Specific to the Section 8 Admin Plan; staff recommends removing residency and veteran's preferences from Section 8 wait list since HACB intends to open the wait list yearly. Staff recommends receiving and filing documents for public review and comment.

MOTION

Commissioner Pittman moved to receive and file the draft Agency Annual Plan update, including the revised Public Housing Capital Fund Plan, to authorize publication of Public Notice for public review and comment, and to schedule the Public Hearing for receipt of comment and final adoption of plan documents for July 15, 2020. Commissioner Alford seconded. The vote in favor was unanimous.

MOTION

Commissioner Pittman moved to receive the draft Public Housing ACOP and draft Section 8 Admin Plan, to authorize publication of Public Notice for public review and comment, and to schedule the Public Hearing for receipt of comment and final adoption of plan documents for July 15, 2021. Commissioner Alford seconded. The vote in favor was unanimous.

5.3 HACB Multifamily Housing Pool Revenue Bonds Series 2020A – Authorization for architectural contract with HMR Architects, regarding the rehabilitation of HACB 2020A bond properties was presented for approval. (To date, two (2) additional units have been purchased at Evanswood Estates with the bond proceeds.) The architectural agreement with HMR; authorizes the HACB to enter into contract for up to $350,000 with HMR Architects. Executive Director Mayer added that the work that will be occurring will be subject to prevailing wage, requiring formal bid solicitations and documents. Commissioner Pittman asked about the prevailing wage oversight, Executive Director Mayer replied it is done internally by HACB staff.

***RESOLUTION NO. 4817 ***

Commissioner Pittman moved that Resolution No. 4817 be adopted by reading of title only: "AUTHORIZATION TO ENTER INTO CONTRACT WITH HMR ARCHITECTS, INC. TO PROVIDE ARCHITECTURAL AND ENGINEERING SERVICES ON BEHALF OF 2020A BOND CAPITAL NEEDS IMPROVMENTS". Commissioner Ayers seconded. The vote in favor was unanimous.

5.4 COVID-19 Status Update – Brief update, Governor Newsom has announced that as of June 15th the mask mandate will be lifted. HACB is also nearing completion of COVID-19 building improvements; and staff anticipates the next board meeting and future Board meetings to be held again in person. In addition, as of June 16th HACB staff will fully return to work in the office and the office will be open to the public normal business hours; 9:00 am – 4:00 pm, Monday – Thursday; and 9:00 am – noon on Friday's.

5.5 Strategic Asset Plan – Recent focus has been on the repositioning of the three (3) tax credit properties: Walker Commons, 1200 Park Avenue and Chico Commons. Looking to conventionally reposition these properties, without use of tax credits, which are no longer feasible. Staff is now exploring means to address this portfolio. Staff has also been working with a HUD-sponsored consultant, analyzing HACB's HUD Public Housing portfolio from an asset management perspective, specifically in regards to "disposition", or "conversion", of the portfolio to other financial/programmatic platform(s). The results of this analysis will be presented to the Board at their regular meeting of the Board in June.

5.6 Development Activity - Executive Director Mayer gave a status updated regarding the current development activity in the area, including a summary memo identifying all current known affordable housing development projects in Butte and Glenn Counties, their developers, target populations, funding and timing. Executive Director Mayer says he is tracking twenty-one projects and the HACB is actively involved in fourteen of those projects.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

- **Next regular meeting – June 17, 2021.**

13. ADJOURNMENT

Commissioner Pittman moved that the meeting be adjourned. Commissioner Alford seconded. The meeting was adjourned at 3:39 p.m.

Dated: May 20, 2021.

_____
Laura Moravec, Board Chair

ATTEST:

_____
Edward S. Mayer, Secretary

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

Payment Date	Payment Number	Remit to Vendor	Total Check Amt
5/3/2021	154330	CALIFORNIA WATER SERVICE	$20.00
5/3/2021	154331	Gridley Municipal Utilities	$100.00
5/3/2021	154332	Void / P G & E	$0.00
5/3/2021	154333	P G & E	$1,080.00
5/7/2021	1995	Internal Revenue Service	$23,246.09
5/7/2021	1996	Employment Development Department	$4,656.56
5/7/2021	1997	Employment Development Department	$71.82
5/7/2021	1998	MassMutual Financial Group	$3,005.00
5/7/2021	1999	CalPERS 457 Plan	$315.00
5/7/2021	2000	CalPERS	$3,055.90
5/7/2021	2001	CalPERS	$12,027.88
5/7/2021	154334	Lewis A Everett Jr.	$500.00
5/7/2021	154335	A & K Water Works dba	$725.00
5/7/2021	154336	A-1 Appliance	$506.96
5/7/2021	154337	Asbestos Science Technology	$675.02
5/7/2021	154338	Baker Distributing Company, Inc.	$390.76
5/7/2021	154339	Biggs Municipal Utilities	$2,609.71
5/7/2021	154340	Boulder Creek Housing LLC	$500.00
5/7/2021	154341	CIC	$3,051.90
5/7/2021	154342	COMCAST CABLE	$482.16
5/7/2021	154343	Campbell Commons Associates	$500.00
5/7/2021	154344	Void / Clean Master	$0.00
5/7/2021	154345	Clean Master	$2,806.00
5/7/2021	154346	EAGLE SECURITY SYSTEMS	$48.60
5/7/2021	154347	George Roofing dba	$4,934.00
5/7/2021	154348	HARSHBARGER ACE HARDWARE	$9.85
5/7/2021	154349	Hignell Companies	$500.00
5/7/2021	154350	Hignell Companies	$500.00
5/7/2021	154351	Illustratus	$355.18
5/7/2021	154352	MRI Software LLC	$1,704.02
5/7/2021	154353	Melton Design Group	$7,367.15
5/7/2021	154354	Nor-Cal Landscape Maintenance dba	$11,070.00
5/7/2021	154355	PSWRC-NAHRO	$75.00
5/7/2021	154356	RECOLOGY BUTTE COLUSA COUNTIES, INC.	$4,038.34
5/7/2021	154357	Roy V. Peters	$895.75
5/7/2021	154358	SPRINT	$283.07
5/7/2021	154359	Sherwin-Williams Company	$24.34
5/7/2021	154360	Sierra Landscape & Maintenance	$6,180.00
5/7/2021	154361	Staples Business Credit	$668.14
5/7/2021	154362	Thermalito Irrigation	$83.07
5/14/2021	154364	Lewis A Everett Jr.	$500.00

5/14/2021	154365	A-1 Appliance	$279.00
5/14/2021	154366	Access Information Holdings, LLC.	$111.20
5/14/2021	154367	Advanced Document	$270.81
5/14/2021	154368	Ana Ramirez-Pila	$488.22
5/14/2021	154369	Armed Guard Private Security, Inc	$501.50
5/14/2021	154370	Boulder Creek Housing LLC	$500.00
5/14/2021	154371	Boulder Creek Housing LLC	$500.00
5/14/2021	154372	Butte County Recorder	$114.00
5/14/2021	154373	Butte Valley Investments LLC	$500.00
5/14/2021	154374	CALIF. WTR. SER. ORO	$1,204.80
5/14/2021	154375	CALIFORNIA WATER SERVICE	$346.98
5/14/2021	154376	COMCAST CABLE	$343.43
5/14/2021	154377	Charles Alford	$50.00
5/14/2021	154378	Chico Housing Action Team	$500.00
5/14/2021	154379	Clean Master	$145.00
5/14/2021	154380	Cook Brown LLP	$2,020.00
5/14/2021	154381	DHI Trans Pacific Garden Associates LP	$500.00
5/14/2021	154382	E Center	$158.93
5/14/2021	154383	ENTERPRISE-RECORD	$7,609.60
5/14/2021	154384	Feather River Gardens LLC	$500.00
5/14/2021	154385	Ferguson & Brewer Investment Company	$500.00
5/14/2021	154386	Gregory P. Einhorn	$570.00
5/14/2021	154387	HD Supply Facilities Maintenance, Ltd.	$348.77
5/14/2021	154388	Hignell, Inc. dba Experts in Your Home	$26,604.00
5/14/2021	154389	InterWest Insurance Services, LLC	$625.00
5/14/2021	154390	Kirk Bengtson	$500.00
5/14/2021	154391	Kurt L Gilbertson	$500.00
5/14/2021	154392	Larry Hamman	$50.00
5/14/2021	154393	Laura Moravec	$50.00
5/14/2021	154394	Lewis A Everett Jr	$500.00
5/14/2021	154395	MACS HARDWARE	$49.33
5/14/2021	154396	MILLER GLASS, INC.	$290.62
5/14/2021	154397	Madsen Properties	$500.00
5/14/2021	154398	Murphy Commons LP	$500.00
5/14/2021	154399	New Beginning Housing Foundation	$500.00
5/14/2021	154400	P G & E	$4,805.22
5/14/2021	154401	Plan B Professional Answering Services	$112.00
5/14/2021	154402	Richard H. Ober	$50.00
5/14/2021	154403	Scrubbs, Inc.	$60.00
5/14/2021	154404	Sierra Pacific Management Company, Inc.	$500.00
5/14/2021	154405	Skyview Apartments LLC	$500.00
5/14/2021	154406	Slakey Brothers, Inc.	$415.64
5/14/2021	154407	Table Mountain Property Management	$500.00
5/14/2021	154408	Void / The Home Depot Credit Services	$0.00
5/14/2021	154409	Void / The Home Depot Credit Services	$0.00
5/14/2021	154410	The Home Depot Credit Services	$6,405.70
5/14/2021	154411	Theresa Ayers	$50.00

5/14/2021	154412	Thermalito Irrigation	$492.02
5/14/2021	154413	WASTE MANAGEMENT	$3,792.74
5/14/2021	154414	WP Sierra Heights LP	$500.00
5/14/2021	154415	Willows Pacific Associates A CA LP	$500.00
5/15/2021	2002	Benefit Resource, Inc.	$125.00
5/21/2021	2003	Internal Revenue Service	$23,502.33
5/21/2021	2004	Employment Development Department	$4,708.83
5/21/2021	2005	Employment Development Department	$71.83
5/21/2021	2006	MassMutual Financial Group	$3,005.00
5/21/2021	2007	CalPERS 457 Plan	$315.00
5/21/2021	2008	CalPERS	$12,052.94
5/21/2021	2009	CalPERS	$3,171.93
5/21/2021	154416	A-1 Appliance	$653.12
5/21/2021	154417	ARC of Butte County	$500.00
5/21/2021	154418	AT&T	$196.62
5/21/2021	154419	CALIF. WTR. SER. ORO	$743.96
5/21/2021	154420	Ceres Plaza Apartments LP	$500.00
5/21/2021	154421	Ceres Plaza Apartments LP	$500.00
5/21/2021	154422	Charles Alford	$50.00
5/21/2021	154423	Chico Turf Plus, LLC	$200.00
5/21/2021	154424	Cypress Dental Administrators	$3,306.25
5/21/2021	154425	David Pittman	$50.00
5/21/2021	154426	EAGLE SECURITY SYSTEMS	$105.00
5/21/2021	154427	First Unum Life Insurance Company	$955.92
5/21/2021	154428	Golden State Risk Management Authority	$30,120.00
5/21/2021	154429	Gridley Municipal Utilities	$1,303.89
5/21/2021	154430	HARSHBARGER ACE HARDWARE	$32.14
5/21/2021	154431	HD Supply Facilities Maintenance, Ltd.	$17.13
5/21/2021	154432	Hazel Housing LP	$500.00
5/21/2021	154433	Holden Law Group	$336.00
5/21/2021	154434	Joie Altstatt	$500.00
5/21/2021	154435	Laura Moravec	$50.00
5/21/2021	154436	MES VISION	$572.72
5/21/2021	154437	OFFICE DEPOT INC	$1,083.34
5/21/2021	154438	OPER. ENG. LOCAL #3	$741.00
5/21/2021	154439	P G & E	$1,027.47
5/21/2021	154440	RSC Associates, Inc.	$4,057.00
5/21/2021	154441	Sterling Oaks Development Partnership	$1,000.00
5/21/2021	154442	TIAA COMMERCIAL FINANCE, INC	$143.72
5/21/2021	154443	Tharen Hodges	$1,000.00
5/21/2021	154444	Theresa Ayers	$50.00
5/21/2021	154445	WCP Solutions	$516.08
5/28/2021	154455	A-1 Appliance	$239.26
5/28/2021	154456	Asbestos Science Technology	$2,400.55
5/28/2021	154457	Boulder Creek Housing LLC	$500.00
5/28/2021	154458	CALIFORNIA WATER SERVICE	$6,950.34
5/28/2021	154459	COMCAST CABLE	$116.00

5/28/2021	154460	California Affordable Housing Agency	$1,361.85
5/28/2021	154461	Caroline Minto	$1,000.00
5/28/2021	154462	Chico Turf Plus, LLC	$85.00
5/28/2021	154463	Climate & Energy Solutions	$299.00
5/28/2021	154464	Cool Time LLC	$500.00
5/28/2021	154465	Corporation for Supportive Housing	$2,800.00
5/28/2021	154466	Douglas DeSoto	$443.65
5/28/2021	154467	FedEx	$78.36
5/28/2021	154468	Ferguson & Brewer Investment Co.	$500.00
5/28/2021	154469	LaPant Farms LLC	$1,000.00
5/28/2021	154470	Michelle Heidel	$500.00
5/28/2021	154471	NVPM Property Management Services, Inc.	$500.00
5/28/2021	154472	NVPM Property Management Services, Inc.	$500.00
5/28/2021	154473	OFAM IAU IHA 4 LLC	$1,000.00
5/28/2021	154474	Reed Francis	$500.00
5/28/2021	154475	Robert Vaughan	$1,000.00
5/28/2021	154476	Sierra Village Project Partner LP	$500.00
5/28/2021	154477	Sierra Village Project Partner LP	$500.00
5/28/2021	154478	THRIFTY ROOTER-SERVICE & PLUMBING	$225.00
5/28/2021	154479	TPx Communications	$950.56
5/28/2021	154480	Thomas J Griffis	$1,150.00
5/28/2021	154481	US Bank	$150.15
5/28/2021	154482	Verizon Wireless	$1,197.45
5/28/2021	154483	WP Sierra Heights LP	$500.00
5/28/2021	154484	WP Sierra Heights LP	$500.00
5/28/2021	154485	Warren Asbestos Abatement Cont., Inc.	$9,000.00
		Total	$301,688.17

Housing Authority of the County of Butte
FLH Operating Account
AP Check Register

Payment Date	Payment Number	Remit to Vendor	Total Check Amt
5/7/2021	1918	CIC	$220.00
5/7/2021	1919	Electric Eel, Inc.	$735.81
5/7/2021	1920	FedEx	$21.34
5/7/2021	1921	Messenger Publishing Group	$125.00
5/14/2021	1922	EAGLE SECURITY SYSTEMS	$105.00
5/21/2021	1923	FedEx	$61.20
5/21/2021	1924	J Walt Construction, Inc	$302,796.66
5/21/2021	1925	P G & E	$65.55
		Total	$304,130.56

Date 6/10/2021

Housing Authority of the County of Butte
BALANCE SHEET
April, 2021

	Cumulative
ASSETS	
Current Assets	
Cash - Unrestricted	3,834,413.67
Cash - Other Restricted	3,362,006.47
Cash - Tenant Security Deposits	306,753.34
Accounts Receivable - HUD	46,527.91
Accounts Receivable - Other Gov	57,745.82
Accounts Receivable - Misc	184,258.28
Accounts Receivable - Tenants	27,618.39
Accounts Receivable - Fraud	0.00
Note Receivable - Current Portion	7,745.00
Accrued Interest Receivable	36,052.46
Investments - Unrestricted	1,824,215.21
Investments - Restricted	11,580,712.85
Inventories	24,557.22
Prepaid Expenses	234,800.79
Inter-program Due From	83,614.11
Total Current Assets	**21,611,021.52**
Fixed Assets	
Fixed Assets & Accumulated Depreciation	27,298,409.01
Total Fixed Assets	**27,298,409.01**
Other Non-Current	
Notes Loans & Mortgages Receivable	1,924,886.04
Deferred Outflows - GASB 68 & 75	606,747.09
Safety Deposit Box, Key Deposit	10.00
Investment in Limited Partnerships	3,670,912.08
Total Other Non-Current	**6,202,555.21**
TOTAL ASSETS	**55,111,985.74**
LIABILITIES	
Current Liabilities	
Accounts payable	405,879.62
Accrued Payroll Liabilities	217,688.88
Accrued Interest Payable	157,400.29
Tenant Security Deposits	326,983.20
Deferred Revenue	2,030,634.92
Payable to HUD	0.00
Long Term Debt - Current Portion	336,738.01
Accrued Liabilities - Other	344,269.08
Inter-program Due To General Fund	83,614.11
Total Current Liabilities	**3,903,208.11**
Long-Term Liabilities	
Deferred Outflows - GASB 68 & 75	133,238.00
Other Post Retirement Ben-Net GASB 75	243,914.00
Unfunded Pension Liabiltiy - GASB 68	3,733,706.00
Long-Term Debt	13,631,394.20
Non-Current Liability- Other (FSS)	40,571.78
Total Long-Term Liabilities	**17,782,823.98**
TOTAL LIABILITIES	**21,686,032.09**
NET POSITION	
Beginning Net Position (updated with FYE 2020 audit adjustments)	29,527,679.37
Retained Earnings	3,898,274.28
TOTAL NET POSITION	**33,425,953.65**
TOTAL LIABILITIES AND NET POSITION	**55,111,985.74**

HOUSING AUTHORITY of the COUNTY of BUTTE
CONSOLIDATED INCOME STATEMENT
October 1, 2020 to April 30, 2021

	Month to Date			Year to Date			58.3%
	Actual	**Budget 2**	**Remaining**	**Actual**	**Budget 2**	**Remaining**	**% used**
REVENUE							
NET DWELLING RENT	306,144	297,945	-8,199	2,102,814	3,575,343	1,472,530	58.8%
TENANT CHARGES	4,813	9,197	4,383	39,719	110,360	70,641	36.0%
LAUNDRY REVENUE	3,041	2,599	-442	18,765	31,184	12,419	60.2%
HUD GRANT REVENUE	1,517,537	1,696,092	178,554	10,997,274	20,353,098	9,355,824	54.0%
OTHER GRANT REVENUE	35,464	32,500	-2,964	266,083	390,000	123,918	68.2%
MORTGAGE INTEREST INCOME	6,189	6,234	45	43,324	74,813	31,489	57.9%
FRAUD RECOVERY	9,276	2,833	-6,443	32,949	34,000	1,051	96.9%
OTHER INCOME	49,966	49,222	-744	256,866	590,668	333,802	43.5%
INVESTMENT INCOME-unrestricted	473	4,234	3,761	6,027	50,804	44,777	11.9%
INVESTMENT INCOME-restricted	307	112	-195	1,767	1,346	-421	131.3%
TOTAL REVENUE	**1,933,210**	**2,100,968**	**167,758**	**13,765,586**	**25,211,616**	**11,446,030**	**54.6%**
EXPENSES							
ADMIN. EMPLOYEE SALARIES	160,508	182,104	21,596	1,222,451	2,185,250	962,799	55.9%
AUDIT FEE	0	2,813	2,813	7,570	33,752	26,182	22.4%
ADVERTISING & MARKETING	4,894	1,015	-3,879	8,499	12,185	3,686	69.7%
PR TAXES & BENEFITS-ADMIN	80,958	95,533	14,574	595,963	1,146,393	550,430	52.0%
OFFICE EXPENSES	18,488	29,731	11,243	170,801	356,767	185,966	47.9%
LEGAL EXPENSES	990	3,717	2,727	33,293	44,600	11,307	74.6%
TRAVEL	47	1,843	1,796	47	22,122	22,075	0.2%
ALLOCATED OVERHEAD	0	0	0	0	0	0	0.0%
OTHER ADMIN. EXPENSE	61,736	40,734	-21,002	322,679	488,807	166,128	66.0%
TOTAL ADMIN. COSTS	*327,621*	*357,490*	*29,868*	*2,361,302*	*4,289,876*	*1,928,573*	*55.0%*
TENANT SERVICES-SALARIES	5,036	4,375	-661	32,840	52,500	19,660	62.6%
RELOCATION COSTS	0	0	0	0	0	0	0.0%
EMP. BENEFITS-TENANT SVCS	1,847	1,569	-278	11,246	18,822	7,576	59.7%
TENANT SERVICES-MISC.	514	2,947	2,433	15,126	35,365	20,239	42.8%
TOTAL TENANT SERVICES	*7,397*	*8,891*	*1,494*	*59,211*	*106,687*	*47,476*	*55.5%*
WATER	18,636	17,273	-1,363	128,866	207,280	78,414	62.2%
ELECTRICITY	6,763	8,627	1,864	55,394	103,526	48,132	53.5%
GAS	1,367	1,840	473	13,110	22,079	8,969	59.4%
SEWER	16,766	16,939	173	114,266	203,262	88,996	56.2%
TOTAL UTILITIES-PROJECT	*43,532*	*44,679*	*1,147*	*311,636*	*536,147*	*224,511*	*58.1%*
MAINTENANCE SALARIES	26,894	32,970	6,076	218,564	395,645	177,081	55.2%
MAINTENANCE MATERIAL	23,469	13,033	-10,436	102,582	156,400	53,818	65.6%
MAINTENANCE CONTRACT COSTS	71,505	84,965	13,460	583,916	1,019,585	435,669	57.3%
PR TAXES & BENEFITS-MAINT	17,833	19,145	1,311	133,522	229,736	96,214	58.1%
TOTAL MAINTENANCE	*139,702*	*150,114*	*10,412*	*1,038,585*	*1,801,366*	*762,781*	*57.7%*
PROTECTIVE SERVICES	4,076	4,333	257	30,950	52,000	21,050	59.5%
INSURANCE-ALL	30,913	29,815	-1,098	215,006	357,779	142,773	60.1%
OTHER GENERAL EXP [4]	2,325	10,071	7,746	497,662	120,850	-376,812	411.8%
P.I.L.O.T.	10,271	11,592	1,321	80,171	139,108	58,937	57.6%
BAD DEBTS - TENANTS	7,082	7,371	289	7,738	88,457	80,719	8.7%
INTEREST EXPENSE	26,401	25,677	-723	114,994	308,125	193,131	37.3%
TOTAL OTHER OPERATING EXP.	*81,067*	*88,860*	*7,793*	*946,523*	*1,066,319*	*119,796*	*88.8%*
EXTRAORDINARY MAINT.	0	0	0	0	0	0	0.0%
CASUALTY LOSSES	0	0	0	0	0	0	0.0%
HOUSING ASSIST PAYMENTS	1,224,087	1,336,132	112,045	8,351,366	16,033,580	7,682,214	52.1%
HAP - PORTS IN	0	0	0	0	0	0	0.0%
FRAUD LOSSES	0	0	0	0	0	0	0.0%
TOTAL OTHER COSTS	*1,224,087*	*1,336,132*	*112,045*	*8,351,366*	*16,033,580*	*7,682,214*	*52.1%*
TOTAL EXPENSES	**1,823,405**	**1,986,165**	**162,759**	**13,068,624**	**23,833,975**	**10,765,351**	**54.8%**
RETAINED EARNINGS 1	***109,805***	***114,803***	***4,999***	***696,962***	***1,377,641***	***680,679***	***50.6%***
+ /- REPL. RESERVE [2] (NET)	-834	11,865	12,699	19,325	142,375	123,050	13.6%
+ USDA GRANT FUNDS [1]	302,797	368,403	65,606	3,915,455	4,420,837	505,382	88.6%
- DEBT SERVICE PMTS (USDA)[3]	-20,180	-28,127	-7,947	-128,986	-337,528	-208,542	38.2%
+/- GAIN/LOSS on PARS TRUST ACCT [1]	70,545	7,500	0	333,721	90,000	-243,721	370.8%
- CAPITALIZED ASSETS	-312,398	-454,743	-142,345	-4,649,569	-5,456,920	-807,351	85.2%
+/- ACCR. INTEREST	-5,240	-10,478	-5,238	-38,999	-125,741	-86,742	31.0%
NET CASH FLOW	**144,493**	**9,222**	**-72,226**	**147,909**	**110,664**	**-37,245**	**133.7%**

1 RE+USDA Grant Funds +/- PARS Interest-Depreciation =Balance Sheet $3,898,273
2 Replacement Reserve deposits net of withdrawals
3 USDA debt payments
4 Includes BOND Issuance Costs $412,394

Housing Authority of the County of Butte
FARM LABOR HOUSING - R&E RD FORMAT
April 30, 2021

YTD % 58.33

	Month to Date			Year to Date			
	Actual	**Budget**	**Remaining**	**Actual**	**Budget**	**Remaining**	**% used**
Dwelling Rent	38,438	38,689	-251	259,219	464,268	-205,049	55.83
Tenant Charges	0	200	-200	359	2,400	-2,041	14.97
Laundry Revenue	361	217	144	2,473	2,600	-127	95.10
Investment Income-unrestricted	2	17	-15	12	200	-188	6.00
Investment Income-restricted	17	100	-83	118	1,200	-1,082	9.82
Federal Grant Revenue	35,464	32,500	2,964	247,655	390,000	-142,345	63.50
Other Income	0	0	0	0	0	0	0.00
TOTAL REVENUES	**74,281**	**71,722**	**2,559**	**509,836**	**860,668**	**-350,832**	**59.24**
Maintenance & Repairs Payroll	3,996	3,583	412	26,191	43,000	-16,809	60.91
Maintenance & Repairs Supply	1,851	1,250	601	5,721	15,000	-9,279	38.14
Maintenance & Repairs Contracts	960	1,167	-207	5,739	14,000	-8,261	40.99
Painting	0	0	0	0	0	0	0.00
Grounds	5,506	6,604	-1,098	45,630	79,250	-33,620	57.58
Security Services	1,592	1,833	-242	12,320	22,000	-9,680	56.00
Capital Budget items	7,737	54	7,682	7,728	650	7,078	1,188.95
Other Operating Expenses	77	292	-215	798	3,500	-2,702	22.79
Sub-Total Maint. & Operations	**21,717**	**14,783**	**6,934**	**104,126**	**177,400**	**-73,274**	**58.70**
Electricity	1,748	2,667	-919	16,701	32,000	-15,299	52.19
Water	2,579	2,167	412	18,794	26,000	-7,206	72.28
Sewer	1,373	1,583	-210	9,610	19,000	-9,390	50.58
Fuel (Gas/Propane)	169	583	-414	3,007	7,000	-3,993	42.96
Garbage & Trash Removal	2,060	2,810	-749	12,967	33,715	-20,748	38.46
Sub-Total Utilities	**7,929**	**9,810**	**-1,881**	**61,079**	**117,715**	**-56,636**	**51.89**
Site Mgmt Payroll	7,191	7,767	-576	55,276	93,200	-37,924	59.31
Project Auditing Exp	0	322	-322	3,785	3,860	-75	98.06
Project Bookkeeping/Accounting	475	792	-316	5,339	9,500	-4,161	56.21
Legal Expenses	120	100	20	1,130	1,200	-70	94.17
Advertising	125	158	-33	875	1,890	-1,015	46.30
Telephone	385	450	-65	2,569	5,400	-2,831	47.57
Office Supplies	55	167	-111	439	2,000	-1,561	21.97
Office Furniture & Equipment	0	0	0	0	0	0	0.00
Training Expense	0	104	-104	0	1,250	-1,250	0.00
Health Ins & Other Emp Benefits	3,974	4,296	-322	27,652	51,548	-23,896	53.64
Payroll Taxes	881	1,051	-170	7,143	12,609	-5,466	56.65
Workman's Comp	679	606	72	4,482	7,277	-2,795	61.60
Other Admin. Expenses	391	783	-392	2,443	9,391	-6,948	26.01
Sub-Total Administrative	**14,276**	**16,594**	**-2,318**	**111,134**	**199,125**	**-87,991**	**55.81**
PILOT (Special Assessments)	1,443	1,925	-482	13,436	23,100	-9,664	58.16
Insurance-Property & Liability	2,579	2,577	3	18,053	30,918	-12,865	58.39
Insurance-Other	7,339	7,575	-236	51,372	90,900	-39,528	56.52
Sub-Total Taxes & Insurance	**11,361**	**12,077**	**-716**	**82,861**	**144,918**	**-62,057**	**57.18**
TOTAL EXPENSES	**55,283**	**53,263**	**2,020**	**359,200**	**639,158**	**-279,958**	**56.20**
RETAINED EARNINGS	**18,998**	**18,459**	**539**	**150,636**	**221,510**	**-70,874**	**68.00**
- Reserve Capital Expenditures	0	1,483	-1,483	34,013	17,800	16,213	191.08
- Debt Payments	17,111	16,352	759	119,780	196,228	-76,448	61.04
- Miscellaneous Expenses	0	200	-200	0	2,400	-2,400	0.00
- Asset Mgt Fee	0	0	0	0	0	0	0.00
-/+ Change in Reserves Bal.(-interest)	7,720	1,144	6,576	33,006	13,725	19,281	240.48
NET CASH FLOW	**9,606**	**1,567**	**8,039**	**29,850**	**18,807**	**11,043**	**158.71**

Housing Authority of the County of Butte
PUBLIC HOUSING-ALL INCOME STATEMENT
April 30, 2021

YTD % 58.33

	Month to Date			Year to Date			
	Actual	**Budget**	**Remaining**	**Actual**	**Budget**	**Remaining**	**% used**
Dwelling Rent	123,629	119,589	4,040	867,724	1,435,063	-567,339	60.47
Tenant Charges	3,920	7,500	-3,580	23,587	90,000	-66,413	26.21
Laundry Revenue	1,594	1,250	344	8,339	15,000	-6,661	55.59
HUD Grant Revenue	121,633	120,532	1,102	858,071	1,446,379	-588,309	59.33
Other Grant Revenue	0	0	0	0	0	0	0.00
Investment Income-unrestricted	295	1,750	-1,455	3,175	21,000	-17,825	15.12
Investment Income-restricted	0	0	0	0	0	0	0.00
Fraud Recovery	0	0	0	0	0	0	0.00
Other Income	0	200	-200	1,795	2,400	-605	74.80
TOTAL REVENUES	**251,071**	**250,820**	**251**	**1,762,690**	**3,009,842**	**-1,247,152**	**58.56**
Administrative Employee Salaries	26,215	31,938	-5,723	211,841	383,250	-171,409	55.27
Audit Fee	0	280	-280	0	3,360	-3,360	0.00
Advertising & Marketing	4,571	125	4,446	6,258	1,500	4,758	417.19
Admin. Fringe Benefits & Taxes	18,364	16,927	1,437	135,283	203,123	-67,840	66.60
Office Expenses	4,179	6,417	-2,238	34,961	77,000	-42,039	45.40
Legal Expenses	480	1,667	-1,187	3,143	20,000	-16,857	15.72
Travel	0	192	-192	0	2,300	-2,300	0.00
Allocated Overhead	37,235	46,340	-9,105	292,291	556,083	-263,792	52.56
Other Admin. Expenses	3,536	2,167	1,369	23,799	26,000	-2,201	91.54
Total Operating Admin. Costs	**94,580**	**106,051**	**-11,472**	**707,576**	**1,272,616**	**-565,040**	**55.60**
Tenant Service-Salaries	0	0	0	0	0	0	0.00
Relocation Costs	0	0	0	0	0	0	0.00
Employee Benefits-Tenant Services	0	0	0	0	0	0	0.00
Resident Services	355	719	-364	940	8,625	-7,685	10.90
Total Tenant Services	**355**	**719**	**-364**	**940**	**8,625**	**-7,685**	**10.90**
Water	11,690	10,458	1,231	63,474	125,500	-62,026	50.58
Electricity	1,867	2,231	-364	14,863	26,775	-11,912	55.51
Gas	492	500	-8	4,371	6,000	-1,629	72.85
Sewer	9,680	9,792	-112	67,803	117,500	-49,697	57.71
Total Utilities-Project	**23,729**	**22,981**	**748**	**150,511**	**275,775**	**-125,264**	**54.58**
Maintenance Salaries	22,390	27,595	-5,205	182,502	331,145	-148,643	55.11
Maintenance Materials	9,621	10,417	-796	49,688	125,000	-75,312	39.75
Maintenance Contract Costs	21,380	24,063	-2,683	146,839	288,750	-141,911	50.85
Maintenance Fringe Benefits	15,384	16,557	-1,174	114,947	198,687	-83,740	57.85
Total Maintenance Costs	**68,775**	**78,632**	**-9,857**	**493,976**	**943,582**	**-449,606**	**52.35**
Protective Services	2,006	2,083	-77	15,176	25,000	-9,824	60.70
Insurance-Liab/Property/Auto	14,216	14,104	112	98,309	169,243	-70,934	58.09
Other General Expenses	0	250	-250	0	3,000	-3,000	0.00
PILOT	8,828	9,375	-547	63,393	112,500	-49,107	56.35
Bad Debts-Tenant	0	5,000	-5,000	0	60,000	-60,000	0.00
Bad Debts-Other	0	0	0	0	0	0	0.00
Interest Expense	0	0	0	0	0	0	0.00
Total Other Operating Expenses	**25,050**	**30,812**	**-5,762**	**176,879**	**369,743**	**-192,864**	**47.84**
Maintenance -Extraordinary	0	0	0	0	0	0	0.00
Casualty Losses	0	0	0	0	0	0	0.00
Housing Assistance Payments	0	0	0	0	0	0	0.00
Fraud Losses	0	0	0	0	0	0	0.00
Total Other Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
TOTAL EXPENSES	**212,488**	**239,195**	**-26,707**	**1,529,883**	**2,870,341**	**-1,340,458**	**53.30**
RETAINED EARNINGS	**38,583**	**11,625**	**26,958**	**232,808**	**139,501**	**93,307**	**166.89**
Capital Fund Transfers In	0	7,500	-7,500	90,000	90,000	0	100.00
Capitalized Assets & Work in Progress	0	11,442	-11,442	31,247	137,300	-106,053	22.76
NET CASH FLOW	**38,583**	**7,683**	**30,900**	**291,560**	**92,201**	**199,359**	**316.22**

Housing Authority of the County of Butte
CAPITAL FUNDS INCOME STATEMENT
April 30, 2021

YTD % 58.33

	Month to Date			Year to Date			
	Actual	**Budget**	**Remaining**	**Actual**	**Budget**	**Remaining**	**% used**
Dwelling Rent	0	0	0	0	0	0	0.00
Tenant Charges	0	0	0	0	0	0	0.00
Laundry Revenue	0	0	0	0	0	0	0.00
HUD Grant Revenue	14,009	72,419	-58,409	242,731	869,023	-626,292	27.93
Other Grant Revenue	0	0	0	0	0	0	0.00
Investment Income-unrestricted	0	0	0	0	0	0	0.00
Investment Income-restricted	0	0	0	0	0	0	0.00
Fraud Recovery	0	0	0	0	0	0	0.00
Other Income	0	0	0	0	0	0	0.00
TOTAL REVENUES	**14,009**	**72,419**	**-58,409**	**242,731**	**869,023**	**-626,292**	**27.93**
Administrative Employee Salaries	2,027	3,250	-1,223	17,258	39,000	-21,742	44.25
Audit Fee	0	0	0	0	0	0	0.00
Advertising & Marketing	0	0	0	0	0	0	0.00
Admin. Fringe Benefits & Taxes	286	1,000	-714	3,092	12,000	-8,908	25.77
Office Expenses	73	417	-344	609	5,000	-4,391	12.17
Legal Expenses	0	0	0	0	0	0	0.00
Travel	0	63	-63	0	750	-750	0.00
Allocated Overhead	2,019	2,428	-409	15,852	29,140	-13,288	54.40
Other Admin. Expenses	0	0	0	0	0	0	0.00
Total Operating Admin. Costs	**4,405**	**7,158**	**-2,752**	**36,810**	**85,890**	**-49,080**	**42.86**
Tenant Service-Salaries	0	0	0	0	0	0	0.00
Relocation Costs	0	0	0	0	0	0	0.00
Employee Benefits-Tenant Services	0	0	0	0	0	0	0.00
Resident Services	0	0	0	0	0	0	0.00
Total Tenant Services	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
Water	0	0	0	0	0	0	0.00
Electricity	0	0	0	0	0	0	0.00
Gas	0	0	0	0	0	0	0.00
Sewer	0	0	0	7	0	7	0.00
Total Utilities-Project	**0**	**0**	**0**	**7**	**0**	**7**	**0.00**
Maintenance Salaries	0	0	0	0	0	0	0.00
Maintenance Materials	0	0	0	0	0	0	0.00
Maintenance Contract Costs	2	0	2	30	0	30	0.00
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00
Total Maintenance Costs	**2**	**0**	**2**	**30**	**0**	**30**	**0.00**
Protective Services	0	0	0	37	0	37	0.00
Insurance-Liab/Property/Auto	0	0	0	0	0	0	0.00
Other General Expenses	0	0	0	0	0	0	0.00
PILOT	0	0	0	0	0	0	0.00
Bad Debts-Tenant	0	0	0	0	0	0	0.00
Bad Debts-Other	0	0	0	0	0	0	0.00
Interest Expense	0	0	0	0	0	0	0.00
Total Other Operating Expenses	**0**	**0**	**0**	**37**	**0**	**37**	**0.00**
Maintenance -Extraordinary	0	0	0	0	0	0	0.00
Casualty Losses	0	0	0	0	0	0	0.00
Housing Assistance Payments	0	0	0	0	0	0	0.00
Fraud Losses	0	0	0	0	0	0	0.00
Total Other Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
TOTAL EXPENSES	**4,408**	**7,158**	**-2,750**	**36,884**	**85,890**	**-49,006**	**42.94**
RETAINED EARNINGS	**9,602**	**65,261**	**-55,659**	**205,847**	**783,133**	**-577,286**	**26.29**
Transfers to PH	0	-7,500	7,500	-90,000	-90,000	0	100.00
Capital Assets	9,602	57,761	-48,159	115,847	693,133	-577,286	16.71
NET CASH FLOW	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**

Rpt File: \GLST7CR.QRP

Housing Authority of the County of Butte
SECTION 8 INCOME STATEMENT W/CARES ACT
April 30, 2021

YTD % 58.33

	Month to Date			Year to Date			
	Actual	**Budget**	**Remaining**	**Actual**	**Budget**	**Remaining**	**% used**
Dwelling Rent	0	0	0	0	0	0	0.00
Tenant Charges	0	0	0	0	0	0	0.00
Laundry Revenue	0	0	0	0	0	0	0.00
HUD Grant Revenue	1,372,124	1,492,978	-120,854	9,827,821	17,915,735	-8,087,914	54.86
Other Grant Revenue	0	0	0	0	0	0	0.00
Investment Income-unrestricted	109	1,500	-1,391	1,214	18,000	-16,786	6.75
Investment Income-restricted	35,261	3,333	31,928	166,809	40,000	126,809	417.02
Mortgage Interest Income	0	0	0	0	0	0	0.00
Fraud Recovery	9,276	2,833	6,443	32,949	34,000	-1,051	96.91
Other Income	7,429	0	7,429	7,429	0	7,429	0.00
TOTAL REVENUES	**1,424,200**	**1,500,645**	**-76,445**	**10,036,223**	**18,007,735**	**-7,971,512**	**55.73**
Administrative Employee Salaries	49,649	54,083	-4,434	375,825	649,000	-273,175	57.91
Audit Fee	0	1,675	-1,675	0	20,100	-20,100	0.00
Advertising & Marketing	0	417	-417	0	5,000	-5,000	0.00
Admin. Fringe Benefits & Taxes	25,422	28,664	-3,242	189,406	343,970	-154,564	55.06
Office Expenses	9,246	12,917	-3,671	84,594	155,000	-70,406	54.58
Legal Expenses	390	625	-235	3,740	7,500	-3,760	49.87
Travel	0	795	-795	0	9,542	-9,542	0.00
Allocated Overhead	35,199	43,305	-8,105	276,310	519,658	-243,348	53.17
Other Admin. Expenses	36,810	17,083	19,726	138,163	205,000	-66,837	67.40
Total Operating Admin. Costs	**156,716**	**159,564**	**-2,848**	**1,068,039**	**1,914,770**	**-846,731**	**55.78**
Tenant Service-Salaries	0	0	0	0	0	0	0.00
Relocation Costs	0	0	0	0	0	0	0.00
Employee Benefits-Tenant Services	0	0	0	0	0	0	0.00
Resident Services	0	0	0	0	0	0	0.00
Total Tenant Services	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
Water	34	133	-99	502	1,600	-1,098	31.41
Electricity	811	950	-139	6,289	11,400	-5,111	55.17
Gas	150	92	59	851	1,100	-249	77.38
Sewer	132	13	120	912	150	762	607.85
Total Utilities-Project	**1,128**	**1,188**	**-60**	**8,555**	**14,250**	**-5,695**	**60.03**
Maintenance Salaries	0	0	0	0	0	0	0.00
Maintenance Materials	501	917	-416	2,573	11,000	-8,427	23.39
Maintenance Contract Costs	864	708	155	5,701	8,500	-2,799	67.06
Maintenance Fringe Benefits	5	0	5	5	0	5	0.00
Total Maintenance Costs	**1,369**	**1,625**	**-256**	**8,278**	**19,500**	**-11,222**	**42.45**
Protective Services	254	208	46	1,875	2,500	-625	75.00
Insurance-Liab/Property/Auto	374	374	0	2,621	4,492	-1,871	58.34
Other General Expenses	4,820	7,083	-2,263	37,770	85,000	-47,230	44.44
PILOT	0	0	0	0	0	0	0.00
Bad Debts-Tenant	0	0	0	0	0	0	0.00
Bad Debts-Other	0	0	0	0	0	0	0.00
Interest Expense	0	0	0	0	0	0	0.00
Total Other Operating Expenses	**5,448**	**7,666**	**-2,218**	**42,265**	**91,992**	**-49,727**	**45.94**
Maintenance -Extraordinary	0	0	0	0	0	0	0.00
Casualty Losses	0	0	0	0	0	0	0.00
Housing Assistance Payments	1,207,075	1,319,175	-112,100	8,232,659	15,830,100	-7,597,441	52.01
Fraud Losses	0	833	-833	0	10,000	-10,000	0.00
Total Other Costs	**1,207,075**	**1,320,008**	**-112,933**	**8,232,659**	**15,840,100**	**-7,607,441**	**51.97**
TOTAL EXPENSES	**1,371,737**	**1,490,051**	**-118,314**	**9,359,795**	**17,880,612**	**-8,520,817**	**52.35**
RETAINED EARNINGS	**52,463**	**10,594**	**41,869**	**676,428**	**127,123**	**549,305**	**532.10**
Assets Purchased	0	-6,250	6,250	-10,197	-75,000	64,803	13.60
NET CASH FLOW	**52,463**	**4,344**	**48,119**	**666,231**	**52,123**	**614,108**	**1,278.19**

Housing Authority of the County of Butte
ROSS GRANT (FSS) INCOME STATEMENT
April 30, 2021

YTD % 58.33

	Month to Date			Year to Date			
	Actual	**Budget**	**Remaining**	**Actual**	**Budget**	**Remaining**	**% used**
Dwelling Rent	0	0	0	0	0	0	0.00
Tenant Charges	0	0	0	0	0	0	0.00
Laundry Revenue	0	0	0	0	0	0	0.00
HUD Grant Revenue	6,935	5,944	992	44,434	71,322	-26,888	62.30
Other Grant Revenue	0	0	0	0	0	0	0.00
Investment Income-unrestricted	0	0	0	0	0	0	0.00
Investment Income-restricted	0	0	0	0	0	0	0.00
Mortgage Interest Income	0	0	0	0	0	0	0.00
Fraud Recovery	0	0	0	0	0	0	0.00
Other Income	0	0	0	0	0	0	0.00
TOTAL REVENUES	**6,935**	**5,944**	**992**	**44,434**	**71,322**	**-26,888**	**62.30**
Administrative Employee Salaries	0	0	0	0	0	0	0.00
Audit Fee	0	0	0	0	0	0	0.00
Advertising & Marketing	0	0	0	0	0	0	0.00
Admin. Fringe Benefits & Taxes	0	0	0	0	0	0	0.00
Office Expenses	0	0	0	0	0	0	0.00
Legal Expenses	0	0	0	0	0	0	0.00
Travel	0	0	0	0	0	0	0.00
Allocated Overhead	0	0	0	0	0	0	0.00
Other Admin. Expenses	0	0	0	0	0	0	0.00
Total Operating Admin. Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
Tenant Service-Salaries	5,036	4,375	661	32,840	52,500	-19,660	62.55
Relocation Costs	0	0	0	0	0	0	0.00
Employee Benefits-Tenant Services	1,899	1,569	331	11,594	18,822	-7,228	61.60
Resident Services	0	0	0	0	0	0	0.00
Total Tenant Services	**6,935**	**5,944**	**992**	**44,434**	**71,322**	**-26,888**	**62.30**
Water	0	0	0	0	0	0	0.00
Electricity	0	0	0	0	0	0	0.00
Gas	0	0	0	0	0	0	0.00
Sewer	0	0	0	0	0	0	0.00
Total Utilities-Project	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
Maintenance Salaries	0	0	0	0	0	0	0.00
Maintenance Materials	0	0	0	0	0	0	0.00
Maintenance Contract Costs	0	0	0	0	0	0	0.00
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00
Total Maintenance Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
Protective Services	0	0	0	0	0	0	0.00
Insurance-Liab/Property/Auto	0	0	0	0	0	0	0.00
Other General Expenses	0	0	0	0	0	0	0.00
PILOT	0	0	0	0	0	0	0.00
Bad Debts-Tenant	0	0	0	0	0	0	0.00
Bad Debts-Other	0	0	0	0	0	0	0.00
Interest Expense	0	0	0	0	0	0	0.00
Total Other Operating Expenses	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
Maintenance -Extraordinary	0	0	0	0	0	0	0.00
Casualty Losses	0	0	0	0	0	0	0.00
Housing Assistance Payments	0	0	0	0	0	0	0.00
Fraud Losses	0	0	0	0	0	0	0.00
Total Other Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
TOTAL EXPENSES	**6,935**	**5,944**	**992**	**44,434**	**71,322**	**-26,888**	**62.30**
RETAINED EARNINGS	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
Assets Purchased	0	0	0	0	0	0	0.00
NET CASH FLOW	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**

Housing Authority of the County of Butte
SHELTER PLUS CARE - ALL GRANTS
April 30, 2021

YTD %
58.33

	Month to Date			Year to Date			
	Actual	**Budget**	**Remaining**	**Actual**	**Budget**	**Remaining**	**% used**
Dwelling Rent	0	0	0	0	0	0	0.00
Tenant Charges	0	0	0	0	0	0	0.00
Laundry Revenue	0	0	0	0	0	0	0.00
HUD Grant Revenue	2,835	4,220	-1,384	24,217	50,638	-26,421	47.82
Other Grant Revenue	0	0	0	0	0	0	0.00
Investment Income-unrestricted	0	0	0	0	0	0	0.00
Investment Income-restricted	0	0	0	0	0	0	0.00
Mortgage Interest Income	0	0	0	0	0	0	0.00
Fraud Recovery	0	0	0	0	0	0	0.00
Other Income	0	0	0	0	0	0	0.00
TOTAL REVENUES	**2,835**	**4,220**	**-1,384**	**24,217**	**50,638**	**-26,421**	**47.82**
Administrative Employee Salaries	80	108	-29	197	1,300	-1,103	15.12
Audit Fee	0	0	0	0	0	0	0.00
Advertising & Marketing	0	0	0	0	0	0	0.00
Admin. Fringe Benefits & Taxes	57	54	3	126	650	-524	19.37
Office Expenses	0	17	-17	3	208	-205	1.50
Legal Expenses	0	0	0	0	0	0	0.00
Travel	0	0	0	0	0	0	0.00
Allocated Overhead	0	0	0	0	0	0	0.00
Other Admin. Expenses	0	0	0	0	0	0	0.00
Total Operating Admin. Costs	**136**	**180**	**-43**	**326**	**2,158**	**-1,832**	**15.08**
Tenant Service-Salaries	0	0	0	0	0	0	0.00
Relocation Costs	0	0	0	0	0	0	0.00
Employee Benefits-Tenant Services	0	0	0	0	0	0	0.00
Resident Services	0	0	0	0	0	0	0.00
Total Tenant Services	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
Water	0	0	0	0	0	0	0.00
Electricity	0	0	0	0	0	0	0.00
Gas	0	0	0	0	0	0	0.00
Sewer	0	0	0	0	0	0	0.00
Total Utilities-Project	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
Maintenance Salaries	0	0	0	0	0	0	0.00
Maintenance Materials	0	0	0	0	0	0	0.00
Maintenance Contract Costs	0	0	0	0	0	0	0.00
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00
Total Maintenance Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
Protective Services	0	0	0	0	0	0	0.00
Insurance-Liab/Property/Auto	0	0	0	0	0	0	0.00
Other General Expenses	0	0	0	0	0	0	0.00
PILOT	0	0	0	0	0	0	0.00
Bad Debts-Tenant	0	0	0	0	0	0	0.00
Bad Debts-Other	0	0	0	0	0	0	0.00
Interest Expense	0	0	0	0	0	0	0.00
Total Other Operating Expenses	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
Maintenance -Extraordinary	0	0	0	0	0	0	0.00
Casualty Losses	0	0	0	0	0	0	0.00
Housing Assistance Payments	2,699	4,040	-1,341	23,891	48,480	-24,589	49.28
Fraud Losses	0	0	0	0	0	0	0.00
Total Other Costs	**2,699**	**4,040**	**-1,341**	**23,891**	**48,480**	**-24,589**	**49.28**
TOTAL EXPENSES	**2,835**	**4,220**	**-1,384**	**24,217**	**50,638**	**-26,421**	**47.82**
RETAINED EARNINGS	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**
Capital Fund Transfers	0	0	0	0	0	0	0.00
NET CASH FLOW	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
CALENDAR YEAR 2021

HCV FSS GRANT (old)	134,398	FY 2021 ADMIN FEES	217,196
PHA HELD HAP-current	358,566	POST-2003 ADMIN FEES	995,370
HUD HELD HAP@12/31/20	1,335,554	INV. IN CAP ASSETS	112,729
CARES ACT HAP Bal	1,246,777	CARES ACT AF Bal	116,643

HACB FINANCIAL DATA

ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING ADMIN RESERVES	1,106,203	1,076,592	1,084,371	1,151,268									1,106,203
BEG. INVESTED IN CAPITAL ASSETS	124,033	121,207	118,381	115,555									124,033
HUD ADMIN FEE REVENUE	126,153	126,153	188,542	155,167									596,015
FRAUD RECOVERY	1,863	1,788	2,457	4,638									10,745
INTEREST INCOME / GAIN or LOSS INV	-2,253	19,744	11,001	35,362									63,853
DEPRECIATION (reduces Capital Assets)	-2,826	-2,826	-2,826	-2,826									-11,304
BAD DEBT-ADMIN / OPEB YE Adj	0	0	0	0									0
ADMINISTRATIVE EXPENDITURES	-155,373	-139,905	-135,104	-133,868									-564,250
ENDING ADMIN RESERVE BALANCE	1,197,799	1,202,753	1,266,823	1,325,295	0	0	0	0	0	0	0	0	1,325,295
YTD Change in Admin.	*-32,437*	*-27,484*	*36,587*	*95,059*									*95,059*

ADMINISTRATIVE CARES ACT 2020	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
HUD CARES ACT 2020 ADMIN REVENUE	23,079	22,008	33,766	31,294									110,147
CARES ACT 2020 ADMIN EXPENDITURES	-23,079	-22,008	-33,766	-31,294									-110,147
ENDING CARES ACT ADMIN BALANCE	0	0	0	0	0	0	0	0	0	0	0	0	0

HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	271,274	343,267	362,460	367,411									271,274
HUD HAP REVENUE	1,216,637	1,216,637	1,202,314	1,186,163									4,821,751
FRAUD RECOVERY	1,863	1,788	2,457	4,638									10,745
FSS FORFEITURES	0	0	0	7,429									7,429
BAD DEBT-HAP	0	0	0	0									0
HOUSING ASSISTANCE PAYMENTS	-1,146,506	-1,199,232	-1,199,820	-1,207,075									-4,752,633
ENDING HAP RESERVE BALANCE	343,267	362,460	367,411	358,566	0	0	0	0	0	0	0	0	358,566
YTD Change in HAP	*71,993*	*91,186*	*96,137*	*87,292*									*87,292*

HUD VOUCHER MGMT SYSTEM DATA (Incl. Accrued HAP Exp)

HAP - Accrual Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
HAP BUDGET (Funding + Reserves)	1,564,988	1,564,988	1,564,988	1,564,988									6,259,952
HAP EXPENDITURES (Current Month)	1,195,552	1,188,509	1,203,712	1,232,096									4,819,869
CY 2020 HAP BUDGET UTILIZATION	76%	76%	77%	79%									77%
BUDGET AVAILABLE (YTD)	1,564,988	3,129,976	4,694,964	6,259,952									6,259,952
TOTAL HAP EXPENDITURES (YTD)	1,195,552	2,384,061	3,587,773	4,819,869									4,819,869
BUDGET REMAINING (YTD)	369,436	745,915	1,107,191	1,440,083									1,440,083

UNITS LEASED SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
UNITS LEASED (1st of Mo.)	1,874	1,886	1,904	1,933									7,597
UNIT MONTH'S AVAILABLE	2,236	2,236	2,236	2,236									8,944
OVER or (UNDER) LEASED	-362	-350	-332	-303	0	0	0	0	0	0	0	0	-1,347
CY 2021 VOUCHER UTILIZATION	84%	84%	85%	86%									85%
CY 2020 VOUCHER UTILIZATION	87%	88%	88%	88%	88%	87%	87%	86%	85%	85%	85%	85%	87%
CY 2021 AVERAGE HAP	638	630	632	637									634
CY 2020 AVERAGE HAP	619	627	630	634	632	635	634	631	624	614	621	617	627

Notes: Post-2003 Admin Fees include 2011 HAP Set-Aside of $290,786
CY 2021 HAP Budget = $18,779,856 ($15,732,092 Renewal ABA + $2,853,668 Reserves + $193,813 New VASH + $283 2020 reproration)
+ 30 new VASH vouchers effective 1/1/2021

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

UNITS LEASED SUMMARY	JUN'21	MAY'21	APR'21	MAR'21	FEB'21	JAN'21	DEC'20	NOV'20	OCT'20	SEP'20	AUG'20	JUL'20
BUTTE												
ACC UNIT MONTHS	1955	1955	1955	1955	1955	1955	1955	1955	1955	1955	1955	1955
CURRENT LEASED	1794	1771	1749	1722	1708	1694	1692	1701	1706	1715	1728	1744
VOUCHER UTILIZATION %	**91.76%**	**90.59%**	**89.46%**	**88.08%**	**87.37%**	**86.65%**	**86.55%**	**87.01%**	**87.26%**	**87.72%**	**88.39%**	**89.21%**
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	68	67	65	65	60	60	59	60	59	59	59	60
VOUCHER UTILIZATION %	**78.16%**	**77.01%**	**74.71%**	**74.71%**	**68.97%**	**68.97%**	**67.82%**	**68.97%**	**67.82%**	**67.82%**	**67.82%**	**68.97%**
VASH												
ACC UNIT MONTHS	194	194	194	164	164	164	164	164	164	164	164	164
CURRENT LEASED	118	113	114	112	113	115	116	114	113	107	104	104
VOUCHER UTILIZATION %	**60.82%**	**58.25%**	**58.76%**	**68.29%**	**68.90%**	**70.12%**	**70.73%**	**69.51%**	**68.90%**	**65.24%**	**63.41%**	**63.41%**
TOTAL												
ACC UNIT MONTHS	2236	2236	2236	2206	2206	2206	2206	2206	2206	2206	2206	2206
CURRENT LEASED	1980	1951	1928	1899	1881	1869	1867	1875	1878	1881	1891	1908
VOUCHER UTILIZATION %	**88.55%**	**87.25%**	**86.23%**	**86.08%**	**85.27%**	**84.72%**	**84.63%**	**85.00%**	**85.13%**	**85.27%**	**85.72%**	**86.49%**

HAP SUMMARY*	JUN'21	MAY'21	APR'21	MAR'21	FEB'21	JAN'21	DEC'20	NOV'20	OCT'20	SEP'20	AUG'20	JUL'20
ACC BUDGET	$ 1,564,988	$ 1,564,988	$ 1,564,988	$ 1,564,988	$ 1,564,988	$ 1,564,988	$ 1,350,768	$ 1,350,768	$ 1,350,768	$ 1,350,768	$ 1,703,081	$ 1,330,598
ACTUAL HAP	$ 1,201,593	$ 1,212,039	$ 1,213,960	$ 1,200,195	$ 1,185,641	$ 1,171,686	$ 1,158,489	$ 1,166,002	$ 1,167,031	$ 1,171,805	$ 1,191,355	$ 1,209,449
PER UNIT COST	$ 607	$ 621	$ 630	$ 632	$ 630	$ 627	$ 621	$ 622	$ 621	$ 623	$ 630	$ 634
BUDGET UTILIZATION %	**76.78%**	**77.45%**	**77.57%**	**76.69%**	**75.76%**	**74.87%**	**85.77%**	**86.32%**	**86.40%**	**86.75%**	**69.95%**	**90.90%**

ACTIVITY SUMMARY	JUN'21	MAY'21	APR'21	MAR'21	FEB'21	JAN'21	DEC'20	NOV'20	OCT'20	SEP'20	AUG'20	JUL'20
# PORT IN BILLED	0	0	0	0	0	0	0	0	0	0	0	0
#PORT OUT UNDER CONTRACT	86	84	84	86	88	89	89	88	103	107	112	125
ZERO HAP	17	14	14	14	13	16	16	20	18	21	22	17
UTILITY ASSISTANCE PAYMENTS	51	51	52	50	51	52	56	61	63	69	68	77
NEW ADMISSIONS	**	44	59	48	36	45	27	20	30	17	8	19
INITIAL VOUCHERS SEARCHING	283	326	298	288	234	229	178	165	127	109	95	104
ACTUAL/ESTIMATED EOP	19	11	18	22	13	25	18	19	26	20	17	32
REMAIN ON WAITING LIST	4226	1814	1973	2107	2505	2723	2900	3138	3226	3297	3326	3383

*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
2021

HOUSING AUTHORITY OWNED PROPERTIES													
	Gridley FLH		Open Market Units										
Location	FLH	Demo	Other	Gridley Springs II	Cameo	Locust	Alamont	Evanswood	Kathy Ct	Lincoln	Park Place	Total	Occupancy
# of Units	115*	7	2	24	20	10	30	30	0 (12)	18	40	174	%
Jun-21	15**	0	0	0	1	0	0	0	12***	0	0	0	100.0%
May-21	16**	0	0	0	1	1	0	0	12***	0	0	2	98.9%
Apr-21	16**	0	0	0	2	0	0	0	12***	0	0	2	98.9%
Mar-21	17**	0	0	0	2	0	4	0	12***	0	0	6	96.6%
Feb-21	16**	1	0	0	2	0	3	0	12***	0	2	7	96.0%
Jan-21	18**	1	0	0	3	0	3	0	12***	0	1	7	96.0%
Dec-20	19**	0	0	0	3	0	2	0	12***	0	1	6	96.5%
Nov-20	19**	0	0	0	0	0	0	0	12***	0	0	0	100.0%
Oct-20	19**	1	0	0	0	0	0	0	12***	0	1	1	99.2%
Sep-20	22**	0	0	0	0	0	0	0	12***	0	1	1	99.2%
Aug-20	22**	0	0	0	0	0	1	2	12***	0	0	3	97.6%
Jul-20	22**	0	0	0	0	0	0	4	12***	0	3	7	94.5%

* Unit count adjusted by units offline - (6) uninhabitable and (9) less units due to rehab reconfiguration.

** Vacancy rate does not include units offline for construction; (14) units.

*** Full vacancy; (12) units, due to Camp Fire loss.

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	%
Jun-21	1	0	1	1	0	2	1	6	98.3%
May-21	0	0	2	0	0	1	1	4	98.8%
Apr-21	0	1	0	2	0	1	1	5	98.6%
Mar-21	1	0	2	2	0	1	1	7	98.0%
Feb-21	3	0	4	1	0	1	1	10	97.1%
Jan-21	2	0	5	1	0	1	1	10	97.1%
Dec-20	3	0	5	1	0	2	0	11	96.8%
Nov-20	3	0	4	1	0	2	0	10	97.1%
Oct-20	1	0	3	1	0	1	0	6	98.3%
Sep-20	2	0	3	1	1	1	0	8	97.7%
Aug-20	2	0	2	0	2	2	0	8	97.7%
Jul-20	2	0	2	1	1	2	0	8	97.7%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Jun-21	5
May-21	3
Apr-21	3
Mar-21	2
Feb-21	1
Jan-21	3
Dec-20	2
Nov-20	1
Oct-20	1
Sep-20	3
Aug-20	1
Jul-20	1

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Jun-21	4	0	1	1
May-21	3	0	1	1
Apr-21	1	0	1	0
Mar-21	2	0	2	2
Feb-21	3	0	2	0
Jan-21	4	0	2	1
Dec-20	3	0	1	0
Nov-20	2	0	2	1
Oct-20	2	0	3	0
Sep-20	3	0	3	0
Aug-20	3	0	3	1
Jul-20	2	0	3	0

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	15 Transfer list	3+	265	8+	174	8+
2	209	7+			117	6+
3	37	3+	9	1+	36	4+
4	20	5+			15	3+
5					3	5+

* Chico 1-bedroom waiting list closed 06-15-09
**Only 1 5-bedroom unit. Est wait would be based on when the family plans to move out

Waiting List: Number of ADA Requested Units

Bedroom Size	Chico	# PH	Oroville	# PH	Gridley/Biggs	# PH
1	0	3	29		17	2
2	8	7			6	
3	1	2	0	6	0	
4	0	4+			1	
5					0	

MEMO

Date: June 11, 2021

To: HACB Board of Commissioners

From: Jerry Martin, Modernization Coordinator

Subject: Status of HACB Construction Projects

As of June 11, 2021, the status of HACB construction activity follows:

- Public Housing – All sites. Abatement and replacement of asbestos-containing floor tiles; Seven (7) units have been completed during the 2020/2021 fiscal year to date; 123 of 232 Public Housing units have been completed overall.

- Public Housing – Energy Conservation. Electrical Fixture replacements in planning, project bidding planned for Summer of 2021.

- Public Housing – Landscape Improvements (43-13) Shelton Oaks and Rhodes Terrace. A project has been organized to replace landscape at Shelton Oaks with new hardscape, drought tolerant plants, replace irrigation, and replace site signage. Rhodes Terrace improvements will include site signage replacement, perimeter fence brush removal, site drainage improvements, and selective plant infill. Project value engineering underway.

- HACB Main Office – Safety and Security Improvements. A project has been organized to address virus mitigation and building security improvement needs at the 2039 Forest Avenue office. Project construction is underway but is continuing to experience delays attributed to Covid-19 material supply chain shortages and slowdowns. Interior improvement work completion expected during the month of June.

- Farm Labor Housing – Combined Phase II & III Rehab. Overall, project construction is 99% complete with 11 buildings (17 Units) substantially complete and tenant occupied at this time. Rehabbed addresses: 1560/1564 Briarcliff, a four bedroom two-bath single family home; 1570/1574 Booth, a three-bedroom one-bath single family home; 1584/1590 Booth, two (2) two-bedroom duplex units with new additions; 1558/1564 Booth, two (2) two-bedroom duplex with new additions; 1532/1538 Briarcliff, two (2) two-bedroom duplex with new additions; 1522/1526 Briarcliff, two (2) two-bedroom duplex with new additions; 1510/1514 Briarcliff, two (2) two-bedroom duplex with new additions; and 1484/1488 Booth, a three bedroom one-bath single family home; 1481/1485 Booth a three-bedroom two-bath single family home;

1478/1482 McConnell a three-bedroom two-bath single family; 1470/1474 McConnell two (2) two-bedroom duplex with new additions.
HACB continues to work with USDA-RD to pursue all avenues for funding to continue with future rehab phases.

1470/1474 McConnell Avenue Exterior

1470/1474 McConnell Avenue Interior

- Kathy Court Apts, Paradise – schematic design architectural work for project replacement is now underway, with the retention of Basis Architecture, San Rafael. The objective is to submit for construction permits by mid-September, in time to preserve the property's "grandfathered" status post-Camp Fire Disaster. To date, the existing septic system has been determined intact, the property has been cleared of dead trees and fire debris, and a title search and associated site survey and easement review have been completed. Financing is being sought to complete assembly of funds necessary for reconstruction, thus far 2020A Bond proceeds and PG&E Claim funds have been identified. More recently, CDBG-DR monies are being considered. PG&E Claim settlement would clarify the finanical needs.

- 2131 Fogg Avenue – Development Initiative.
  - Small House Manufactured Option: HMR Architects (HMR) has provided initial feasibility plan option 2A, which was reviewed at the October 2020 meeting. Direction was given to move forward with Schematic Design Option 2A, which includes 16 single family home style manufactured units with individual unit driveway access, with a mix of 14 one-bedroom units and 2 two-bedroom units. These plans are based on "small house" (one and two bedroom) manufactured home designs that were originally developed by the Stanislaus Housing Authority in seeking ways to reduce housing development costs.
  - Traditional Multifamily Option: by way of comparison and analysis, HMR Architects has completed schematic design plans using traditional multifamily construction methods.
  - Feasibility Construction Cost Estimating: Cost estimating of the Small House Manufactured Option vs Traditional Multifamily Option is complete. Please see attached memo in June Board Packet for review of cost estimating and staff recommendation to pursue financing options.

- 2020A Bond Renovations - Organizational work has been completed in anticipation of the renovation work to be accomplished at the six (6) properties financially leveraged by the Bond issuance. To date, legal guidance has been secured regarding the application of wage rates to the work. Architectural contract negotiations are underway with HMR Architects, Inc to provide architecture for the 2020A Bond Renovation beginning with (2) major rehab efforts, involving the remediation of the stucco siding at Evanwood Apartments, Oroville, and reconstruction of the stair access and balcony assemblies at the Lincoln Apartments, Chico. Most of the work identified in the Property Condition Assessments will be completed by property manager RSC through the course of operations, supported by the architect in providing specifications to materials and products.

12 Month HACB Project Schedule - June 11, 2021

1 to 5	1 Most Urgent 5 Less Urgent	Cost Est	Apr-21		May-21		Jun-21		Jul-21		Aug-21		Sep-21		Oct-21		Nov-21		Dec-21		Jan-22		Feb-22		Mar-22	
	FLH																									
1	Phase (II & III) Combined Unit Rehab - Re-design	$199,637.00																								
1	Phase (II & III) Combined Unit Rehab - Bidding and CM	$37,300.00																								
1	Phase (II & III) Combined Unit Rehab - Construction (11 Buildings)	$6,140,849.00																								
1	Well 1,2,3 TCP Water Contaminate Corrective Action Plan Rev 2	$26,030.00																								
3	Admin Building- Gutters, Downspout, Paint	$35,000.00																								
	Public Housing																									
2	Energy Performance - Electrical	$254,380.00																								
3	ADA Units upgrade (43-10)	$213,000.00																								
1	Sewer Lateral Replacement 43-1A,1B, 04, 03	$86,000.00																								
1	ACM Tile Abatement	$58,484.00																								
1	Landscape Improvemetns (43-13) Shelton Oaks and Rhodes Terrace	$299,314.00																								
4	Oro Dam Wall	$250,000.00																								
3	PH Capital Fund Energy Audit	$13,000.00																								
	Chico Commons																									
1	Gutters and Downspout Replacement	$36,177.00																								
1	Exterior Building Paint	$176,418.00																								
2	HVAC Replacements	$300,000.00																								
3	Cabinets, Interior Work	$200,000.00																								
	Walker Commons																									
2	Architecture: Window, HVAC, Siding Repl.	$35,000.00																								
3	Siding Repl/ Gutter and Downspout Repl/ Window Upgrade	$225,000.00																								
3	HVAC	$89,000.00																								
3	ADA Path of Travel	$95,000.00																								
	DAC's Reports																									
1	Update ALL reports in ALL projects	$1,200.00																								
	Evanswood HOA																									
	Alamont	Pending Bond Workplan																								
	Evanswood Apts	$1,650,000.00																								
	Lincoln Apts.	$725,000.00																								
	Park Place Apts.	Pending Bond Workplan																								
	Cordillera Apts.	Pending Bond Workplan																								
	Locust Apts.	Pending Bond Workplan																								
	Kathy Court Apts.																									
	Dev. Site Plan and Survey	$15,813.00																								
	Dev. Architecture	$355,555.00																								
	Dev. Construction	$4,298,824.00																								
	2131 Fogg Avenue																									
3	**Dev. Architecture: Small House Option, Schematic Plan**	$13,000.00																								
3	**Dev. Architecture: Traditional Option, Schematic Plan**	$8,650.00																								
3	**Dev. Architecture: Small House Initiative, Design Development**	TBD																								
	2039 Forest Avenue																									
1	Virus Mitigation and Security Improvements	$251,053.42																								
	Total next 12 months	$16,088,684.42																								

Design/Bid Phase
Construction Phase
Completed

501-18	
Obligation Start:	5/29/2018
Obligation End:	11/28/2021
Disbursement End:	11/28/2023
501-19	
Obligation Start:	4/16/2019
Obligation End:	10/15/2022
Disbursement End:	10/15/2024
501-20	
Obligation Start:	3/26/2020
Obligation End:	9/25/2023
Disbursement End:	9/25/2025

MEMO

Date: June 11, 2021

To: HACB Board of Commissioners

From: Jerry Martin, Modernization Coordinator

Subject: Public Housing - Capital Fund Status Report

Capital Fund 501-18, Funding Amount $817,783

This Capital Fund is 99% obligated and 99% expended. Projects Include:

- **ACM Tile Replacement –** All concrete-block units – ongoing, seven (7) units have been completed to date using these Capital Fund monies.
- **Five-year Environmental Review** – All Public Housing Units, perform required CFR 24 Part 58 Environmental Review of improvement and maintenance projects planned for the next five-year period, reviews have been submitted to HUD. Project Complete
- **Sewer Service Line Investigation and Replacements –** Gridley and Biggs CMU units (43-01A, 01B, 04, 02A, 02B), Project complete.
- **HVAC Replacements –** 43-03, Replace three (3) package HVAC units. Project complete.
- **Unit Appliance Replacements/Upgrades** – Countywide, refrigerator replacement project, replace 124 refrigerators which have reached the end of their useful life. Project is complete.
- **Resurfacing of Roadways –** Rhodes Terrace, Shelton Oaks (43-13), Winston Gardens (43-10), Gardella (43-14), Hammon Park, Oro Dam Blvd (43-15), Project is complete.
- **Site Upgrade, Landscaping and Accessibility Work** – Landscape upgrades, tree trimming and miscellaneous improvements addressed in DAC report, complete.

Capital Fund 501-19, Funding Amount $812,881

This Capital Fund is 33% obligated and 33% expended. Projects Include:

- **ACM Tile Replacement –** All concrete-block units – ongoing, thirteen (13) units have been completed to date under this Capital Fund.
- **Five-year Environmental Review** – All Public Housing Units, perform required CFR 24 Part 58 Environmental Review of improvement and maintenance projects planned for the next five-year period, reviews have been submitted to HUD for review. Project Complete
- **Bathroom Tub/Shower Remodel** – Select concrete block units, in planning.
- **Kitchen Remodel** – Select units, in planning.
- **Energy Conservation Work** – Electrical fixture replacements, countywide, in planning.
- **Unit Appliance Replacements/Upgrades** – Countywide, in planning.

- **Site Upgrade, Landscaping and Accessibility Work** – Landscape upgrades, tree trimming, and miscellaneous improvements addressed in DAC report, in planning.
- **ADA Unit Accessibility Work** – Winston Gardens (43-10), three units to be upgraded to full accessibility standards, in planning**.**
- **HVAC Replacements –Biggs (43-2A)** Replace Five (5) failing package HVAC units, Construction Complete.
- **Sewer Service Line Replacements –** select Gridley and Biggs CMU units (43-01A, 01B, 04, 02A, 02B, 03), in planning.
- **Landscape Upgrades –** Landscape replacement, Shelton Oaks, Rhodes Terrace 43-13, project currently out to Public Bid. Project value engineering underway.
- **Landscape Upgrades –** Individual Water Meter replacement for Gridley Units (43-1A, 1B 04), in planning.
- **Window and Door Security Screen Improvements –** 115 Nelson Avenue Community Room & Maintenance Shop, Installation of window and door security screens to prevent vandalism. Project Complete.

Capital Fund 501-20, Funding Amount $875,339

This Capital Fund is 20% obligated and 10% expended

- **ACM Tile Replacement –** All concrete-block units – ongoing
- **Bathroom Tub/Shower Remodel** – Select concrete block units, in planning.
- **Kitchen Remodel** – Select units, in planning.
- **Energy Conservation Work** – Electrical fixture replacements, countywide, in planning.
- **Energy Conservation Work** – Building improvements, countywide, in planning.
- **Unit Appliance Replacements/Upgrades** – Countywide, in planning.
- **Site Upgrade, Landscaping and Accessibility Work** – Landscape upgrades, tree trimming, and miscellaneous improvements addressed in DAC report, in planning.
- **HVAC Replacements –**Replace select failing package HVAC units, in planning.
- **Water Heater Replacement Project**– Countywide, replace water heaters which have reached the end of their useful life, in planning
- **Landscape Upgrades –** Landscape replacement, Shelton Oaks, Rhodes Terrace 43-13, project landscape design work underway. Project bidding complete. Project value engineering underway.
- **Landscape Upgrades –** Individual Water Meter replacement for Gridley Units (43-1A, 1B 04), in planning.
- **Roof Replacements –** Select Units. Replace aging and failing roofing systems fascia, soffit, gutters and downspouts, in planning.
- **Window and Door Improvements –** Concrete Block Units (Select: Gridley, Biggs, and Chico), replace failing existing windows and door systems, in planning.
- **Exterior Paint –** Select, Concrete Block Units, in planning
- **Exterior Paint and Stucco Repair –** Winston Gardens (43-10), in planning.
- **Site Security Improvements –** Select common areas and buildings, sites impacted by increases in crime vandalism or tenant safety concerns, in planning.

- **Site Fencing –** Select Units, replacement and installation of premier and unit demising fencing systems, in planning.

Capital Fund 501-21, Funding Amount $913,365
Disbursement of this Capital Fund pending HUD approval.

- Annual Contribution Contract Amendment for grant has been submitted and accepted by HUD.
- Required Resident Advisory Board, public meeting was held on 5-11-2021.
- 2021-2025, Capital Fund 5 Year Action Plan creation process underway. HACB Board of Commissioners final approval scheduled for July 2021

Capital Fund 501-19, Safety and Security Grant Funding Amount $56,058.00
Funding was secured for replacement of Carbon Monoxide Detectors in all Public Housing units. Disbursement of this Capital Fund pending HUD approval.

- Annual Contribution Contract Amendment for grant has been submitted and accepted by HUD.
- Required Resident Advisory Board, public meeting was held on 5-11-2021.
- 2021-2025, Capital Fund 5 Year Action Plan creation process underway. HACB Board of Commissioners final approval scheduled for July 2021

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 6-11-2021

Capital Funds 501-18, 501-19 and 501-20

			501-18 (Revision #1, 10-30-2018)				501-19				501-20				Totals		
			Original	Revised	Obligated	Expended	Original	Revised	Obligated	Expended	Original	Revised	Obligated	Expended	Orig/Revised	Expended	Balance
Line No.	Summary by Development Account																
	Total Non-CGP Funds																
1	100	Reserved Budget	$9,226	$0			$4,455								4,455	0	4,455
2	1406	Operations (20%)	$27,875	$0			$28,811				90,000		90,000	90,000	118,811	90,000	28,811
3	1408	Management Improvements	$2,000	$0			$2,000				2,000				4,000	0	4,000
4	1410	Administration (10%)	$80,855	$81,778	$81,778	$81,778	$80,842		$80,842	$79,902	87,533		87,533	0	250,153	161,680	88,473
5	1480	Audit	$2,000	$0			$2,000				2,000				4,000	0	4,000
7	1480	Fees and Costs	$55,120	$119,303	$114,553	$104,291	$75,120		$37,234	$32,347	90,000				284,423	136,637	147,785
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	$637,207	$616,702	$620,856	$620,856	$616,153		$154,123	$154,123	600,306				1,833,161	774,979	1,058,182
17	1480	Relocation Costs	$3,500	$0			$3,500				3,500				7,000	0	7,000
16	1492	Move to Work Demonstration													0	0	0
18	1501	Moving To Work Demonstration													0	0	0
19	1503	Collator Exp/Debt Srvc													0	0	0
20	1504	RAD-CFP													0	0	0
21	9000	RAD Investment Activity													0	0	0
22	9001	Debt Reserves													0	0	0
23	9002	Bond Debt Obligation													0	0	0
24	9900	Post Audit Adjustment													0	0	0
			$817,783	$817,783.00	$817,187	$806,925	$812,881	$0	$272,199	$266,372	875,339	0	177,533	90,000	2,506,003	1,163,297	1,342,706
					99.9%	98.7%			33.5%	32.8%			20.3%	10.3%			

MEMO

Date: June 11, 2021

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director
Ed Mayer, Executive Director
Juan Meza, Property Manager

Subject: Farm Labor Housing, Gridley – status report

As of June 1, 2021, we have a total of (80) occupied units. We have (16) units that are offline because they fall in Phases II and III of the ongoing rehab work; (7) units are deemed uninhabitable because of their age, condition, and relative high price (a function of the USDA's operational system); so consequently there are (16) units available for occupancy. New prospective residents 98% of the time want to rent the new rehabbed units. Staff continues to entice them to move into an older unit with an opportunity to move into a new rehabbed unit when the latter phases of construction are completed. Staff is quickly processing applications in the hopes of moving in at least (1-2) applicants by the end of the month. There are currently (10) applicants on our waiting list. There is (1) intent to vacate notice due to the household moving out of state and no unlawful detainers at this time.

We transferred (5) more households into remodeled units on June 1, 2021 bringing the grand total to (17) households moved into remodeled units in Rehab Phases II & III. The units ae all located on Booth Dr., Briarcliff Ln., and McConnell Ave. The (17) households were transferred in order to better accommodate their families and free up their previous unit for remodeling in Phases III & IV.

J. Walt Construction staff reported an electrical pole that was leaning near the basketball courts on McConnell Ave., so our maintenance staff secured the area with cones and caution tape. Nacho's Electric was called and they were able to replace the pole on June 1, 2021. Also, we are in the process of obtaining bids to have a tree removed on James Rowe Dr. The tree was identified as having a lot of rot which could lead to the tree coming down. We anticipate the tree being removed before the end of the month.

On-site security is reporting no significant issues on the property at this time. Maintenance staff and the Resident Manager continue to work on vacancy make-readies. Sierra Landscaping continues to serve the landscaping needs of the property.

Monthly food distribution was held on June 8, 2021 from 3-6 pm in the Community Room. To help ensure the safety of our residents, all of the food is pre-packaged and distributed by staff wearing PPE. Promotores, along with the E-Aprende staff, are still not meeting with our residents, as their respective programs are on hold in working through the pandemic.

Mi C.A.S.A.'s Spring Session will come to an end on June 11, 2021 and their staff will be preparing for their Summer School classes which are expected to start in early July and last for (4)

weeks. There are currently 20-30 students that attend classes on a daily basis. Due to the ongoing COVID-19 pandemic, Mi C.A.S.A staff is still implementing measures to keep both staff and students safe by having students work in small groups while observing social distancing and washing their hands and school supplies regularly. All students continue to be screened (thermometer and contact questions) daily and the information is recorded by Mi C.A.S.A. staff. Mi C.A.S.A. students have submitted their entry's for this year's NAHRO Calendar "What Home Means to Me" poster contest. You will see them at the Board meeting.

Construction is nearing completion for Rehab Phases II and III of the remodeling work, started July 6, 2020, being completed by J. Walt Construction. The phases included rehabilitation of eleven (11) buildings. We are working with USDA to secure another $3 million-dollar grant, to continue the work, though USDA is currently re-organizing and all administrative protocols have been changed – a situation that may jeopardize rehab activity on an ongoing basis, much less for the 2022 year. A meeting did occur to bring the new USDA Site Administrator, who works from the USDA's Worland, Wyoming office, current on rehab activity to date, and its status relative to the approved Workout Plan. We have become concerned that what was a pipeline of annual support for the rehab work from USDA-RD may now be jeopardized under new agency protocol and policy, a situation completely beyond our control. We have forwarded to the new USDA-RD administrator the Workout Plan, and the technical documents associated with the rehab work, its phasing and budgeting.

MEMO

Date: June 11, 2021

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director

Subject: Status Report – HACB Owned Properties

- Alamont Apartments, Chico (30 units, family)
- Cordillera Apartments, Chico (20 units, family)
- Evanswood Estates, Oroville (28 units, family)
- Gridley Springs II, Gridley (24 units, family)
- Kathy Court Apartments, Paradise (12 units, family)
- Lincoln Apartments, Chico (18 units, family)
- Locust Apartments, Chico (10 units, family)
- Park Place Apartments, Oroville (40 units, senior)
- 2131 Fogg Ave, (1 single family house) Demo

For Alamont, Cordillera, Evanswood, Kathy Court, Lincoln, Locust, and Park Place Apartments, please also see monthly reports provided by the property manager, RSC Associates Inc., following this memo. Please also find Sackett Corporation's financials for Gridley Springs II.

Alamont Apartments, Chico – As of the first of the month there were zero (0) vacancies. In terms of rent collection, 100% of the rent was collected for May. The property continues to perform consistent with budget or better as our operating expenses are below budget, thus increasing our net operating income.

Cordillera/Cameo Apartments, **Chico** - The property currently has one (1) vacancy. 100% of rent was collected for May. We did replace carpet and a dishwasher on turnover of one unit. The increased turnover expenses have brought our NOI lower than anticipated YTD.

Evanswood Estates Apartments, Oroville – This property currently has zero (0) vacancies. 100% of the rent was collected for the month, with the exception of #28 where the fire occurred; additionally, another fire occurred in unit #71. Property insurance will be covering the rent loss for #28 and #71. The HACB now owns 31 of the 32 total units - #53 is the only unit not owned by the HACB. The property continues to perform above budget. The buildings need repair and upgrade to exterior siding, to ensure integrity into the future. The exterior building work is planned to be addressed in 2021/22. Units #28 and #71, which incurred fires that engulfed the garages and also resulted in damage to the upper roof areas, is in process securing insurance-paid contractors to repair the unit. Recently purchased Units #21, #25, and #33 are fully occupied, with 100% of the rent having been collected. We will also be removing a deck behind #33 and

making this back area like the rest of the HACB-owned units. The deck is actually a hazard due to dry rot and its substandard construction. The property is being analyzed by the architect retained to generate bid documents for remediation of the building exteriors.

Gridley Springs II, Gridley (24 units, Family, Owner: HACB, PM: Sackett Corporation) The property currently has zero (0) vacancy. 100% of the rent was collected for the month. The property continues to perform above budget. The property completed its HCD desk audit with two findings which have been cured as of this memo. We are awaiting the HCD audit clearance letter. The property will be performing their annual interior inspections of all units during the next month. The property has had bark replaced throughout the landscaping to increase its curb appeal. The property may be subject to restructuring, as Dawson Holdings, BCAHDC partner in GS I, has approached the HACB to consider re-unification of both GS I and II under single ownership.

Kathy Court Apartments, Paradise – Kathy Court, burnt to the ground in the Camp Fire, has been cleared, yet retains its 12-unit septic system. An architect has been retained and is producing documents in time for permit submission in mid-September, preserving the property's "grandfathered" multi-family status. Financing is only partially secured, relying on 2020A Bond proceeds and as of yet undetermined PG&E Claim proceeds. Application for Federal CDBG Disaster Relief funds to available through the Town of Paradise are being considered for project financing.

Lincoln Apartments, Chico – Lincoln Apartments has zero (0) vacancy as of the 1st of June. One unit had partial rent for the month but 3rd party property management believes this will be paid by month's end. The architect retained to produce the documents needed to complete the capital improvement work financed by the bond issuance, including upgrade of the 2nd level walkway assembly, surfacing, soffits, railings, stairways, exterior windows, heating and cooling. Exterior painting will follow the walkway improvements. From operations, parking lot repair is planned for this year. The walkway work will occur in 2021/22. The property continues to perform above budget.

Locust Apartments, Chico - The property has zero (0) vacancy as of the 1st of the month. Rent collection was 100% with the exception of a Section 8 subsidy which will be paid. Total Income is up YTD, but our expenses have been more than budgeted, again, resulting in a lower NOI than anticipated.

Park Place Apartments, **Oroville** – The property had zero (0) vacancies as of the first of the month. Two units did not pay rent for May, and 3rd party property management is working on collection. The property is performing per budget.

2131 Fogg Ave, **Oroville** – This single family "Demo" house is occupied. An architect has been retained to schematically explore site use, principally, the exploration of use of "small houses" in building out the property. Design development work is underway which will be presented to the board this month.

RSC
ASSOCIATES, INC.
PROPERTY MANAGEMENT

June 3, 2021

Ed Mayer
Executive Director
Housing Authority of the County of Butte
2039 Forest Ave
Chico, CA 95928

RE: May 2021 HACB Monthly Financial Package

Dear Mr. Mayer:

Below is a summary of the May 2021 key operational activities and highlights of significant financial results for HACB properties managed by RSC. For additional details, please review the following financial reports provided for each property:

1. Cash Flow Summary
2. Balance Sheet
3. Budget Comparison
4. General Ledger
5. Trial Balance
6. Tenant Rent Roll
7. 12 Month Income Statement
8. 2020/2021 Performance Review
9. Capital Improvement Summary

1519 Locust Apartments

Move-in/Move-outs	No vacancies, as there was a new move in for unit #1 on 5/11/21

	Total	Budget Variance	
Monthly Total Revenue	$6,540.30	$755.70	Below budget
Operating Expenses	$6,166.00	$3,139.00	Above budget
Net Operating Income	$374.30	$3,894.70	Below budget
Capital Expenses	$1,660.00	$1,660.00	Above budget
Net Income	-$2,566.70	$5,554.70	Below budget

Mr. Ed Mayer, Executive Director
Chico, California

Monthly Highlights:

- **Rent collection** – All rents collected except for a partial payment of unit #1's first month rent which is the HACB portion of her Section 8, which was effective on the date of move-in.
- **Occupancy** – 100% at the end of May. The approved applicant moved into the unit on May 11, 2021.
- **Administrative expenses** – Included attorney fees related to the eviction of unit #1 resident.
- **Turnover expenses** – There was $1,774.60 in unit #1 turnover expenses. No expenses had been budgeted.
- **Maintenance expenses** – Includes interior painting of unit #1.
- **Capital improvements** – New carpet was installed at unit #1, and there was nothing budgeted for this.
- **Net income** – was 185% lower for May due to the eviction of unit #1 and the related expenses to get it ready for the new tenant.

Alamont Apartments

Move-in/Move-outs	None

	Total	Budget Variance	
Monthly Total Revenue	$25,861.49	$701.49	Above budget
Operating Expenses	$6,908.49	$1,361.51	Below budget
Net Operating Income	$18,953.00	$2,063.00	Above budget
Capital Expenses	$2,198.65	$998.65	Above budget
Net Income	$13,666.35	$1,064.35	Above budget

Monthly Highlights

- **Occupancy** – 100% at the end of May.
- **Rent collection** – All rents were paid in May.
- **Maintenance expenses** – Overall expenses were below budget.
- **Capital improvements** – a water heater was purchased for unit #16, and a refrigerator for unit #20.

Cordillera/Cameo Drive Apartments

Move-in/Move-outs	One move in - #45-1 on 5/19/21

	Total	Budget Variance	
Monthly Total Revenue	$14,315.42	$140.58	Meeting budget
Operating Expenses	$8,280.14	$171.86	Below budget
Net Operating Income	$6,035.28	$31.28	Meeting budget
Capital Expenses	$1,908.09	$316.91	Below budget
Net Income	$1,324.19	$348.19	Above budget

Mr. Ed Mayer, Executive Director
Chico, California

Monthly Highlights:

- **Occupancy** – 96% at the end of May. There was one vacant bedroom in BCBH unit 37-3A as we are renting individual bedrooms in BCBH units per our agreement with them.
- **Rent collection** – Rent collection for occupied units was at 100%.
- **Apartment turnover expenses** – There were $1,831.57 in turnover expenses for unit #37-4.
- **Capital improvements** – Carpets and a dishwasher were both purchased for unit #45-1.

Evanswood Apartments

Move-in/Move-outs	None

	Total	Budget Variance	
Monthly Total Revenue	$30,386.14	$1,233.14	Above budget
Operating Expenses	$14,246.19	$462.19	Above budget
Net Operating Income	$16,139.95	$770.95	Above budget
Capital Expenses	None	$6,000.00	Below budget
Net Income	$328.95	$6,770.95	Above budget

Monthly Highlights:

- **Property Incident** – there was a fire in unit #71 on May 17th. All residents exited the unit safely. The fire severely damaged the garage and rear bonus room. There was also extensive smoke damage throughout the unit. We have been in contact with the property insurance adjuster. We are currently waiting for construction bids from fire restoration vendors. The adjacent unit, #69, was slightly impacted by smoke intrusion. Once we confirm the electrical supply wiring was not damaged by the fire we will have the unit cleaned so the residents can move back into the unit.
- **Occupancy** – 100% at the end of May.
- **Rent Collection** – Rent collection was at 100% for May.
- **Maintenance expenses** – Higher than budget, due to the replacement of the wood trim in the front of unit #65.
- **Capital improvements** – There were no capital improvements in May.

Evanswood #21, #25, and #33

Move-in/Move-outs	None

	Total	Financial variances
Monthly Total Revenue	$2,850.00	None
Operating Expenses	$1,744.07	$1,744.07
Net Operating Income	$1,105.93	$1,105.93
Capital Expenses	N/A	N/A
Net Income	$1,105.93	$1,105.93

Mr. Ed Mayer, Executive Director
Chico, California

Monthly Highlights:

- **Occupancy** – 100% at the end of May.
- **Rent Collection** – 100% of rent was collected.
- **Maintenance expenses** – At #21, there was a leak in the laundry room sink which was leaking inside the wall, where the section of sheetrock had to be replaced and painted.

Kathy Court Apartments

Move-in/Move-outs	N/A

	Total	Budget Variance	
Operating Expenses	$372.16	$2.16	Above budget
Net Operating Income	-$372.16	$2.16	Above budget
Net Income	-$372.16	$2.16	Above budget

Lincoln Apartments

Move-in/Move-outs	None

	Total	Budget Variance	
Monthly Total Revenue	$12,770.97	$599.97	Above budget
Operating Expenses	$5,598.71	$333.29	Below budget
Net Operating Income	$7,172.26	$933.26	Above budget
Capital Expenses	None	$2,400.00	Below budget
Net Income	$1,736.26	$933.26	Above budget

Monthly Highlights:

- **Occupancy** – 100% at the end of May
- **Rent Collection** – Unit #11 made a partial payment in May.
- **Turnover expenses** – there were no turnover expenses for May, but $1,055.00 had been budgeted.
- **Capital improvements** – There were no capital improvement costs in May.

Park Place Apartments

Move-in/Move-outs	None

	Total	Budget Variance	
Monthly Total Revenue	$24,673.70	$26.30	Met budget
Operating Expenses	$8,282.76	$808.24	Below budget
Net Operating Income	$16,390.94	$781.94	Above budget
Capital Expenses	$1,381.49	$0	Above budget
Net Income	$11,760.45	$599.55	Below budget

Monthly Highlights:

- **Occupancy** – 100% at the end of May.

Mr. Ed Mayer, Executive Director
Chico, California

- **Rent Collection** – Units #16 & 18 did not pay in May. Unit #16 has been served a 15 Day notice and unit #18 is working with Veterans Affairs to catch up on their unpaid balance.
- **Capital improvements** – a range was purchased for unit #1 and a refrigerator for unit #20.
- **Net income** – the total budget variance for May came to less than 5%, meeting budget forecasts.

If you have any questions regarding this package, please contact me or Patti Hampton at 530-893-8228.

Respectfully,

Richard Gillaspie
Property Manager
RG:ph

SACKETT
CORPORATION
Property Management

GRIDLEY SPRINGS
June 2021

Property Status:

1. GSI is 100% occupied with Zero notices to vacate.

2. GSII is 100% occupied with 1 notice to vacate.

3. The bark replacement on both properties has been completed and looks great.

4. The HCD audit was successfully closed out for GSII, and we are just waiting on the closeout letter for GSI CTCAC Audit.

5. The 1 resident at GSI was just approved for covid rent relief and we are just waiting on funds and then all deferred Covid-19 rent will have been paid and/or caught up at both properties.

Thank you!
Mac Upshaw

SACKETT CORPORATION
Property Management

HACB GRIDLEY SPRINGS II
As of
May 31, 2021

CASH SUMMARY - Operating Account	MAY 2021	MAY %%	8 months YTD 2021	8 months YTD %%
Total Rent Revenue	15,982.00	100.00%	128,156.00	100.00%
Vacancies	0.00	0.00%	0.00	0.00%
Net Rental Revenue	15,982.00	100.00%	128,156.00	100.00%
Other Income	3.13	0.02%	750.70	0.59%
Total Revenue	15,985.13	100.02%	128,906.70	100.59%
Expenses:				
Administrative Expenses	2,670.05	16.71%	26,834.42	20.94%
Utilities	1,955.45	12.24%	15,212.15	11.87%
Operating & Maintenance	5,311.83	33.24%	37,245.53	29.06%
Depreciation and Amortization Expense	0.00	0.00%	0.00	0.00%
Taxes & Insurance	476.95	2.98%	7,792.94	6.08%
Total Expenses	10,414.28	62.18%	87,085.04	38.13%
Net Operating Income	5,570.85	45.47%	41,821.66	40.93%
Interest and Finance Expense	565.08	3.54%	4,530.64	3.54%
Replacement Costs	4,521.35	28.29%	11,149.20	8.70%
Net Cash Flow from Operations	484.42		26,141.82	
Plus (Minus)				
Interest Income	(3.13)		(25.68)	
Unpaid Rent Collected (Owed)	(152.00)		492.75	
Prepaid Rent Received (Absorbed)	0.00		(1,507.00)	
Security Deposits Received (Refunded)	0.00		0.00	
Accrued Interest (Payment)	545.08		4,360.64	
Net Cash Increase (Decrease)	**874.37**		**29,462.53**	
Beginning of Period Cash Balance	73,921.15		43,601.05	
Contributions (Distributions) to Owner	0.00		0.00	
Transfer from (to) Impound Account	(401.33)		(3,219.39)	
Transfer From (to) Replacement Reserves	(450.00)		4,100.00	
Transfer from (to) Security account	0.00		0.00	
Ending Cash Balance - Operating Account	$73,944.19		$73,944.19	
- Replacement Reserve			$107,375.52	
- Tax and Insurance Impounds			$45,557.35	
- Security Deposit Accounts			$15,075.49	

TENANT RECEIVABLES	Current Month
Rent and Rent Related Receivables	
Balance at Beginning of Month	954.00
Uncollected (Collected) During Month	152.00
Written off to Bad Debts	0.00
Balance at End of Month	$1,106.00

UNIT STATUS	Current Month
Total Units	24
Vacant units at beginning of month	0
Plus Units vacated during month	0
Less move ins and deposits to hold	0
Vacant units at end of month	0

Income Statement
HACB GRIDLEY SPRINGS II
As of
May 31, 2021

	***** Current Month *****			***** Year-to-Date *****		
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**
***** REVENUES *****						
Rent Revenue - Gross Potential						
Apartment Rents	10,215.00	15,321.00	(5,106.00)	112,229.00	122,561.00	(10,332.00)
Tenant Assistance Payments	5,767.00	0.00	5,767.00	15,927.00	0.00	15,927.00
Total Revenue	15,982.00	15,321.00	661.00	128,156.00	122,561.00	5,595.00
Apartment Vacancies	0.00	(306.00)	306.00	0.00	(2,448.00)	2,448.00
Total Vacancies	0.00	(306.00)	306.00	0.00	(2,448.00)	2,448.00
NET RENTAL REVENUE	15,982.00	15,015.00	967.00	128,156.00	120,113.00	8,043.00
Interest Income-Other Cash	3.01	0.00	3.01	24.70	0.00	24.70
Interest Income-Sec Deposits	0.12	0.00	0.12	0.98	0.00	0.98
Total Financial Revenue	3.13	0.00	3.13	25.68	0.00	25.68
Misc Tenant Charges/Damages & Cleaning	0.00	125.00	(125.00)	0.00	1,000.00	(1,000.00)
NSF and Late Fee Income	0.00	0.00	0.00	0.00	0.00	0.00
Other Income/Application Fee	0.00	0.00	0.00	0.00	0.00	0.00
Laundry Revenue	0.00	83.00	(83.00)	725.02	668.00	57.02
Total Other Revenue	0.00	208.00	(208.00)	725.02	1,668.00	(942.98)
TOTAL REVENUE	**15,985.13**	**15,223.00**	**762.13**	**128,906.70**	**121,781.00**	**7,125.70**
***** EXPENSES *****						
Administrative Expenses						
Advertising and Promotions	0.00	21.00	(21.00)	0.00	166.00	(166.00)
Credit Reports	0.00	0.00	0.00	29.64	0.00	29.64
IT Support Services	128.00	128.00	0.00	1,024.00	1,024.00	0.00
Telephone/Answering Service	38.46	0.00	38.46	548.14	0.00	548.14
Consulting/Purchased Services	0.00	0.00	0.00	0.00	0.00	0.00
Postage and Mailing	0.00	0.00	0.00	0.00	0.00	0.00
Administrative Expense/Office Personnel	0.00	0.00	0.00	32.14	0.00	32.14
Office Supplies/Expenses	64.49	439.00	(374.51)	732.91	3,508.00	(2,775.09)
Dues and Subscriptions	0.00	0.00	0.00	64.29	0.00	64.29
Management Fee	1,035.00	1,080.00	(45.00)	8,460.00	8,640.00	(180.00)
Manager Salaries	1,404.10	1,342.00	62.10	12,158.30	10,732.00	1,426.30
Education/Registration fees	0.00	63.00	(63.00)	0.00	498.00	(498.00)
Legal Expense	0.00	125.00	(125.00)	0.00	1,000.00	(1,000.00)
Auditing Fees	0.00	0.00	0.00	3,785.00	3,500.00	285.00
Other Administrative Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Expenses	2,670.05	3,198.00	(527.95)	26,834.42	29,068.00	(2,233.58)
Utility Expenses						
Electricity	102.40	292.00	(189.60)	2,471.22	2,332.00	139.22
Water	402.81	500.00	(97.19)	3,640.05	4,000.00	(359.95)
Gas	29.85	83.00	(53.15)	246.63	668.00	(421.37)
Sewer	804.83	908.00	(103.17)	4,744.77	7,268.00	(2,523.23)
Garbage and Trash Removal	615.56	667.00	(51.44)	4,109.48	5,332.00	(1,222.52)
Total Utility Expenses	1,955.45	2,450.00	(494.55)	15,212.15	19,600.00	(4,387.85)
Operating & Maintenance Expense						
Clean and Repair Apartment	0.00	0.00	0.00	0.00	0.00	0.00
Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	0.00
Exterminating Contract	0.00	0.00	0.00	625.00	0.00	625.00
Tree Service	0.00	0.00	0.00	1,600.00	0.00	1,600.00
Grounds Contract	1,000.00	0.00	1,000.00	9,000.00	0.00	9,000.00
Grounds Maintenance and Supplies	1,361.53	0.00	1,361.53	3,704.22	0.00	3,704.22
Maintenance Personnel	945.06	1,342.00	(396.94)	9,765.11	10,732.00	(966.89)
Repair Materials	4,820.94	1,667.00	3,153.94	6,651.77	13,332.00	(6,680.23)
Repair Contract/Vendor Labor	0.00	1,825.00	(1,825.00)	1,785.00	14,600.00	(12,815.00)
Electrical Repair and Supplies	0.00	0.00	0.00	65.20	0.00	65.20
HVAC Repair/Maintenance	463.00	1,667.00	(1,204.00)	3,610.34	13,332.00	(9,721.66)
Appliance Repair and Maintenance	0.00	0.00	0.00	1,401.73	0.00	1,401.73
Plumbing Repair and Supplies	1,125.20	0.00	1,125.20	3,394.03	0.00	3,394.03
Interior Painting and Supplies	0.00	0.00	0.00	0.00	0.00	0.00
Gas, Oil and Mileage	8.95	0.00	8.95	55.98	0.00	55.98
Fire Protection Equipment	108.50	0.00	108.50	108.50	0.00	108.50
Misc Operation & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Total Operating & Maint Expenses	9,833.18	6,501.00	3,332.18	41,766.88	51,996.00	(10,229.12)

Income Statement
HACB GRIDLEY SPRINGS II
As of
May 31, 2021

	***** Current Month *****			***** Year-to-Date *****		
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**
Taxes & Insurance Expenses						
Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00
Payroll Taxes	212.01	318.00	(105.99)	2,484.55	2,546.00	(61.45)
Property & Liability Insurance	0.00	150.00	(150.00)	0.00	1,200.00	(1,200.00)
Worker's Compensation	145.98	221.00	(75.02)	1,442.94	1,766.00	(323.06)
Health/Dental Insurance	118.96	193.00	(74.04)	775.08	1,538.00	(762.92)
Other Insurance	0.00	0.00	0.00	3,090.37	0.00	3,090.37
Total Taxes & Insurance Expenses	476.95	882.00	(405.05)	7,792.94	7,050.00	742.94
TOTAL EXPENSES	14,935.63	13,031.00	1,904.63	91,606.39	107,714.00	(16,107.61)
NET OPERATING INCOME (LOSS)	1,049.50	2,192.00	(1,142.50)	37,300.31	14,067.00	23,233.31
Interest & Finance Expense						
Mortgage Interest	545.08	0.00	545.08	4,360.64	0.00	4,360.64
Bank Fees	20.00	0.00	20.00	170.00	0.00	170.00
Total Interest & Finance Expense	565.08	0.00	565.08	4,530.64	0.00	4,530.64
OPERATING PROFIT (LOSS)	484.42	2,192.00	(1,707.58)	32,769.67	14,067.00	18,702.67
Replacements						
Roofing/Paving/Exterior Repair	0.00	0.00	0.00	0.00	0.00	0.00
Drapery/Blind Replacement	0.00	0.00	0.00	49.42	0.00	49.42
Appliance Replacement	0.00	0.00	0.00	3,006.87	0.00	3,006.87
Furniture/Equipment Replacement	0.00	0.00	0.00	1,200.00	0.00	1,200.00
Carpet/Flooring Replacement	0.00	0.00	0.00	500.00	0.00	500.00
Plumbing Replacement	0.00	0.00	0.00	1,871.56	0.00	1,871.56
Glass Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Furniture and Equip Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Door/Screen Repair/Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Total Cost of Replacements	0.00	0.00	0.00	6,627.85	0.00	6,627.85
NET CASH FLOW FROM OPERATIONS	**484.42**	**2,192.00**	**(1,707.58)**	**26,141.82**	**14,067.00**	**12,074.82**

MEMO

Date: June 11, 2021

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director

Subject: Status Report – 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)
- Harvest Park Apartments, Chico (90 units, LIHTC, family)
- Gridley Springs I Apartments, Gridley (32 units, LIHTC, family)

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. Property manager Winn Residential provides monthly reports for Harvest Park Apts., Chico; and Sackett Corporation for Gridley Springs I Apts., Gridley, following this memo.

Chico Commons Apartments, Chico (72 units, LIHTC, Family, MGP, Banyard Management, PM: AWI) – There currently are (5) vacancies as of the 1st of the month; turnover for the month consisted of four (4) unit moveouts and (2) move-ins. AWI narrative explains the status of the (5) vacancies. Unpaid rent for May was 12% of collections. The delinquent households involve a total of seven (7) units, a situation *again* described in detail in the accompanying AWI narrative report. Total unpaid rent due to various reason's is at $17,105.00. The eviction moratorium was extended through June 30, 2021, and AWI is working with two local attorneys regarding noticing and repayment agreements. The PG&E low-income energy efficiency program to replace common area water heaters, washing machines, and lighting - the owner pays for improvements up front, with PG&E reimbursing after completion has now been completed. The wooden fence on the west side of the property needs replacement and we are in the process of obtaining bids - either wood, or chain link with privacy slats; the first bid came in at $26,475.00 due to the increasing price of lumber. We are obtaining contractor bids for gutters & downspouts, dumpster enclosure gates, and again for west side fence replacement. AWI will commence annual interior inspections as LIHTC and HUD plan to reinstate actual inspections later in 2021. The property continues to be operated subject to COVID-19 pandemic response protocols, and leasing dynamics are being watched carefully – please find AWI's narrative property report and financials, following. The property has been evaluated by consultant Brawner & Associates as to repositioning, and determined to be infeasible for re-syndication using LIHTC's. A path is being sought to re-finance the property to accomplish modernization work ensuring the property's longevity as a community affordable housing asset.

Walker Commons Apartments, Chico (56 units, LIHTC, Senior & Disabled, MGP: BCAHDC, PM: AWI) – The property has one (1) vacancy as of the beginning of the month; and AWI is working on the move-in to occur as of this memo or June 11, 2021. *100% of the rent was collected for May!* The complex is continuing to observe COVID-19 Stage 2 protocols. Roland, maintenance tech, is been busy taking care of the property's maintenance needs such as repair of the ground lighting in the common areas. Jenifer McDonell, the Regional Property Manager reiterates the positive letter received about Nancy Winter, the on-site manager in her monthly narrative. Please find the AWI monthly owners report following, as well as a brief property narrative provided by AWI. This property, too, has now been evaluated by consultant Brawner & Associates regarding repositioning, determined infeasible for re-syndication, and seeks its path for re-financing and modernization.

1200 Park Avenue Apartments, Chico (107 units, LIHTC, Senior, MGP: BCAHDC, PM: AWI) – This property currently has four (4) vacancies. Two move-ins and two move-outs occurred during the month of May. There are two pending notices to vacate. There were two tenants who did not pay rent for the month of May. We expect payment from CAA for one resident, and the other is tracking down a lost money order. There is no update to the legal complaint that was filed by a resident against property manager AWI, the property owner, and BCAHDC, regarding a laundry room incident at the property, as well as other allegations. The on-site manager has resigned and AWI is in the process of seeking or finding a new on-site manager. The flat roofs assessment has been completed, with replacements still being scheduled. PG&E Energy Savings program improvements were approved and are now completed. Fifteen (15) new washing machines were installed and two common area water heaters were replaced. The property pays upfront and PG&E reimburses the property. Pigeon abatement, replacement of elevator floors, and striping of the parking garages are all in the works with bids and or completion. The Passages senior services program, associated with CSU Chico, is working with AWI to put together a program of supportive services to help with the needs of the building's senior households, but again, due to the COVID–19 pandemic, this has been put on hold. Since the move of the Jesus Center; homeless activity has decreased significantly. Please find AWI's monthly financials and property manager monthly narrative following, for your review.

Harvest Park Apartments, Chico (90 units, LIHTC, Family, MGP: BCAHDC, PM Winn Residential) – Harvest Park currently has one (1) vacancy. There is unpaid rent in various units due to COVID-19, and or job loss. We are in the process of following up with property manager WINN Residential, as the net delinquent is now over $41,000.00, a function of households taking advantage of COVID-19 eviction forbearance and mis-understandings about how COVID-19 rent reconciliation functions. There will be a CTCAC desk audit performed by the LIHTC agency within the next 30 days. The property continues operations per budget. Please find WINN Residential Owner's Report following.

Gridley Springs I Apartments, Gridley (32 units, LIHTC, Family, MGP: BCAHDC, PM: Sackett Corporation) – There continues to be zero (0) vacancies reported by Sackett Corporation as of the beginning of the month. There continues to be no thirty (30) day notices to vacate. There was one resident who had not paid rent but they were approved for rent relief program so all unpaid rent will be paid. The CTCAC desk audit was completed and we are waiting for the closeout/clearance letter. Please find Sackett Corporation's Owner's report, following. Partnership partner, Dawson

Holdings, has initiated contact with HACB to discuss the future direction for the property, in concert with consideration of its adjacent neighbor, Gridley Springs II apartments – there has been a recent return to the conversation.

Chico Commons
May 2021

Separate *Variance Report* sent explaining budget differences and expenses.

Updates:

Chico Commons experienced four move outs in May two of which were rent hold outs owing large balances. Two move-ins occurred during the month.

Currently there are five vacancies:

- #5 market ready with an application close to an approval. The prior application in process was denied for negative landlord history late in the process
- #66 turn in process. This resident abandoned the unit owing several months of rent.
- #64 maintenance complete in unit, pending cleaning.
- #3 needs full paint, partial flooring, repairs and cleaning
- #59 termination for nuisance – owed several months of rent. The unit is trashed and needs a complete overhaul including cabinets. A full haul out of abandoned items is complete.

Staff is working diligently to turn and lease units and we have brought in the assistance of another local tech to support Randy during this busy time.

Outstanding May rent is 12%. Details of household's owing more than current rent below:

- **Unit 6; balance $3711**. Paying sporadically (paid $700 in May) – Declaration of Covid-19 Hardship submitted. This resident is protected and has applied for rental assistance through the California Rent Relief Program.
- **Unit 8; past due $1433**. Paid June rent in full. Working with resident to establish a payment plan.
- **Unit 14; balance $1974**. Paid May rent in full. Resident working to get caught up. Paid $1248 in April.
- **Unit 16; balance $8195**. Resident is not paying. A Declaration of Covid-19 hardship has not been submitted, however the resident has expressed verbally that she fell behind on rent due to Covid-19 related loss of employment and daycare. The resident is not cooperating with the application for rental assistance. We will continue to follow up as court action would be a big risk as Judges have been allowing residents to complete the hardship declaration during the hearing.

- **Unit 33; past due $1424**. Also owes current rent. Has made a verbal commitment to be completely caught up by month end.

- **Unit: 53; balance $1064.** has recently stopped paying according to established payment plan. No payment for May or June.

- **Unit 5; balance $1278**. Owes May and June. This resident has a history of late payments, but always pays. We are following up.

One bid on hand for replacement of the garbage enclosure gates, the cost is $7,000 per enclosure. We have reached out for comparable quotes, but to date have not received any.

One bid on hand for replacement of the property border fence that is badly deteriorated. The cost is high at $26,475 due to the rising cost of lumber and challenges obtaining supply. We are exploring other options as well as seeking comparables.

Still working on bids for gutters and downspouts – none on hand yet.

AWI has opened outdoor common areas such as playgrounds and swimming pools at the communities and residents are enjoying the amenities once again.

All other Covid-19 preventative measures remain in place.

Stay Safe.

Chico Commons 549
For the Month Ended May 31, 2021
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	$ 63,288.00	$ 59,950.00	$ 3,338.00	$ 317,478.00	$ 299,750.00	$ 17,728.00
Vacancies	(3,051.00)	(2,398.00)	(653.00)	(10,642.84)	(11,990.00)	1,347.16
Rent Adjustments	0.00	(245.83)	245.83	(1,961.55)	(1,229.16)	(732.39)
Manager's Unit	(796.00)	(845.00)	49.00	(3,980.00)	(4,225.00)	245.00
Total Tenant Rent	$ 59,441.00	$ 56,461.17	$ 2,979.83	$ 300,893.61	$ 282,305.84	$ 18,587.77
Other Project Income:						
Laundry Income	$ 278.34	$ 677.83	$ (399.49)	$ 4,297.43	$ 3,389.16	$ 908.27
Interest Income	9.79	4.17	5.62	44.26	20.84	23.42
Restricted Reserve Interest Incom	2.84	0.00	2.84	16.03	0.00	16.03
Other Tenant Income	$ 1,068.00	$ 428.50	$ 639.50	$ 2,058.00	$ 2,142.50	$ (84.50)
Miscellaneous Income	$ 0.00	$ 0.00	$ 0.00	$ 4,348.99	$ 0.00	$ 4,348.99
Other Project Income	$ 1,358.97	$ 1,110.50	$ 248.47	$ 10,764.71	$ 5,552.50	$ 5,212.21
Total Project Income	$ 60,799.97	$ 57,571.67	$ 3,228.30	$ 311,658.32	$ 287,858.34	$ 23,799.98
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	$ 16,093.36	$ 23,260.74	$ (7,167.38)	$ 82,506.30	$ 116,303.73	$ (33,797.43)
Utilities (From Pg 2)	6,741.10	7,340.25	(599.15)	37,820.62	36,701.25	1,119.37
Administrative (From Pg 2)	15,030.18	8,549.74	6,480.44	42,518.43	42,748.73	(230.30)
Taxes & Insurance (From Pg 2)	1,304.83	1,685.50	(380.67)	7,172.49	8,427.50	(1,255.01)
Other Taxes & Insurance (Fr Page	3,930.70	3,371.66	559.04	9,094.69	16,858.32	(7,763.63)
Other Project Expenses	493.21	1,581.24	(1,088.03)	4,219.67	7,906.23	(3,686.56)
Total O&M Expenses	$ 43,593.38	$ 45,789.13	$ (2,195.75)	$ 183,332.20	$ 228,945.76	$ (45,613.56)
Mortgage & Owner's Expense						
Mortgage Payment	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Interest Expense - City of Chico	$ 2,604.17	$ 2,604.17	$ 0.00	$ 13,020.85	$ 13,020.84	$ .01
Reporting / Partner Management F	1,080.00	1,080.00	0.00	5,400.00	5,400.00	0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	12,500.00	12,500.00	0.00
Total Mortgage & Owner's Exp.	$ 6,184.17	$ 6,184.17	$ 0.00	$ 30,920.85	$ 30,920.84	$ .01
Total Project Expenses	$ 49,777.55	$ 51,973.30	$ (2,195.75)	$ 214,253.05	$ 259,866.60	$ (45,613.55)
Net Profit (Loss)	$ 11,022.42	$ 5,598.37	$ 5,424.05	$ 97,405.27	$ 27,991.74	$ 69,413.53

Other Cash Flow Items:

Walker Commons

May 2021

Separate *Variance Report* explaining budget differences and expenditures.

Updates:

Walker Commons currently has one vacancy, Unit #17, move in scheduled 6/11. One move in and one move out during the month of May

100% of May rent was collected. One June rent payment outstanding, Nancy is following up to collect.

Complete Asphalt Service Co was selected to complete the cleaning and striping of the parking lot. The necessary vendor information has been supplied and the work is being scheduled. Can't wait to see the results!

The maintenance tech, Roland, is working on repairing ground lighting throughout the property. He completed an evening walk to identify deficiencies.

AWI received a heartfelt letter from one of the residents at Walker Commons acknowledging Nancy for all her hard work. "Nancy has transformed our community room into a wonderful inviting space where everyone feels welcomed and valued and respected". This is just one piece of the touching letter. It's always good to hear positive feedback, great job Nancy!

Staff and residents are anxiously awaiting the return of resident functions and the monthly luncheons. For now, Covid-19 prevention remains in place….

Walker Commons 550
For the Month Ended May 31, 2021
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	$ 42,503.00	$ 38,003.67	$ 4,499.33	$ 210,330.00	$ 190,018.34	$ 20,311.66
Vacancies	(699.00)	(760.08)	61.08	(2,676.00)	(3,800.41)	1,124.41
Rent Adjustments	(136.00)	(39.58)	(96.42)	(1,866.24)	(197.91)	(1,668.33)
Manager's Unit	(704.00)	(699.00)	(5.00)	(3,520.00)	(3,495.00)	(25.00)
Total Tenant Rent	$ 40,964.00	$ 36,505.01	$ 4,458.99	$ 202,267.76	$ 182,525.02	$ 19,742.74
Other Project Income:						
Laundry Income	$ 577.01	$ 165.58	$ 411.43	$ 1,174.41	$ 827.91	$ 346.50
Interest Income	7.37	0.00	7.37	36.13	0.00	36.13
Restricted Reserve Interest Incom	13.44	0.00	13.44	104.11	0.00	104.11
Other Tenant Income	$ 0.00	$ 112.33	$ (112.33)	$ 1,663.25	$ 561.66	$ 1,101.59
Miscellaneous Income	$ 0.00	$ 0.00	$ 0.00	$ 200.00	$ 0.00	$ 200.00
Other Project Income	$ 597.82	$ 277.91	$ 319.91	$ 3,177.90	$ 1,389.57	$ 1,788.33
Total Project Income	$ 41,561.82	$ 36,782.92	$ 4,778.90	$ 205,445.66	$ 183,914.59	$ 21,531.07
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	$ 15,450.12	$ 11,057.90	$ 4,392.22	$ 55,118.81	$ 55,289.55	$ (170.74)
Utilities (From Pg 2)	3,484.23	3,257.50	226.73	15,405.88	16,287.50	(881.62)
Administrative (From Pg 2)	5,888.00	6,426.42	(538.42)	32,458.59	32,132.09	326.50
Taxes & Insurance (From Pg 2)	917.92	1,020.25	(102.33)	4,589.60	5,101.25	(511.65)
Other Taxes & Insurance (Fr Page	3,899.34	3,034.93	864.41	11,478.88	15,174.61	(3,695.73)
Other Project Expenses	507.38	865.50	(358.12)	4,149.81	4,327.50	(177.69)
Total O&M Expenses	$ 30,146.99	$ 25,662.50	$ 4,484.49	$ 123,201.57	$ 128,312.50	$ (5,110.93)
Mortgage & Owner's Expense						
Mortgage Payment	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Interest Expense - City of Chico	$ 1,250.00	$ 1,250.00	$ 0.00	$ 6,250.00	$ 6,250.00	$ 0.00
Reporting / Partner Management F	625.00	625.00	0.00	3,125.00	3,125.00	0.00
Transfer - Reserves	933.34	933.33	.01	4,666.70	4,666.66	.04
Total Mortgage & Owner's Exp.	$ 2,808.34	$ 2,808.33	$ .01	$ 14,041.70	$ 14,041.66	$ .04
Total Project Expenses	$ 32,955.33	$ 28,470.83	$ 4,484.50	$ 137,243.27	$ 142,354.16	$ (5,110.89)
Net Profit (Loss)	$ 8,606.49	$ 8,312.09	$ 294.40	$ 68,202.39	$ 41,560.43	$ 26,641.96
Other Cash Flow Items:						

1200 Park Avenue
May 2021

Separate *Variance Report* sent explaining budget differences and expenses.

Updates:

1200 Park Avenue currently has four vacancies: Two move-ins and two move-outs during the month of May.

- Unit 231, unit turn in process, expected move in 6/18.
- Unit 122, the resident in unit 206 will transfer to this ground floor unit as part of a reasonable accommodation. Transfer expected by month end.
- Unit 310, unit needs full paint, wall repairs caused by wheelchair and cleaning.
- Unit 323

Upcoming Vacancies:

- Unit 116, was scheduled for move out 5/30, but has not found help to move heavy items and is still in possession of the unit.
- Unit 137, termination for nuisance conduct. The resident has signed a Forbearance Agreement to vacate on 6/30.

Two May rent payments outstanding:

- Unit 207 – CAA of Butte County has committed to paying off the past due balance plus June rent.
- Unit 239 – This is the case of a lost money order and the resident has filed for replacement and provided proof.

The current Property Manager, Jasmine Quintanilla, has tendered her two week notice of resignation with her last day scheduled for June 18th. A plan is in place for coverage and we are actively seeking a qualified replacement. We wish Jasmine the best of luck in her future endeavors!

Updates to the pigeon abatement measures are in process. The vendor started the work on 6/7 and must return to complete and ensure the work is aesthetically pleasing.

The flooring in both elevators was replaced with a hard surface material to allow for increased sanitation. Over recent months the carpeting was soiled on many occasions and required constant cleaning.

We are finalizing the bids for cleaning / striping the parking garages for submission and review.

The annual fire alarm / sprinkler inspection is scheduled for June 30th. Residents will be notified in advance.

1200 Park Avenue is a busy place and staff is doing a great job keeping up!

(530) 745-6170 tel
(530) 745-6173 fax
www.awimc.com

AWI Management Corporation
PO Box 550
Auburn CA 95604

AWI Management Corporation is an Equal Opportunity provider and employer.

Park Avenue 569
For the Month Ended May 31, 2021
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	$ 79,501.00	$ 75,247.00	$ 4,254.00	$ 391,503.00	$ 376,235.00	$ 15,268.00
Vacancies	(3,051.00)	(1,504.92)	(1,546.08)	(9,959.64)	(7,524.59)	(2,435.05)
Rent Adjustments	121.00	0.00	121.00	600.80	0.00	600.80
Manager's Unit	(856.00)	(780.00)	(76.00)	(4,280.00)	(3,900.00)	(380.00)
Total Tenant Rent	$ 75,715.00	$ 72,962.08	$ 2,752.92	$ 377,864.16	$ 364,810.41	$ 13,053.75
Other Project Income:						
Laundry Income	$ 0.00	$ 1,000.00	$ (1,000.00)	$ 2,500.00	$ 5,000.00	$ (2,500.00)
Interest Income	1.18	0.00	1.18	6.87	0.00	6.87
Restricted Reserve Interest Incom	9.29	7.25	2.04	50.61	36.25	14.36
Other Tenant Income	$ 488.00	$ 365.41	$ 122.59	$ 2,901.80	$ 1,827.07	$ 1,074.73
Miscellaneous Income	$ 0.00	$ 12.50	$ (12.50)	$ 52.41	$ 62.50	$ (10.09)
Other Project Income	$ 498.47	$ 1,385.16	$ (886.69)	$ 5,511.69	$ 6,925.82	$ (1,414.13)
Total Project Income	$ 76,213.47	$ 74,347.24	$ 1,866.23	$ 383,375.85	$ 371,736.23	$ 11,639.62
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	$ 27,712.58	$ 16,716.58	$ 10,996.00	$ 96,765.85	$ 83,582.91	$ 13,182.94
Utilities (From Pg 2)	8,516.34	9,314.74	(798.40)	45,694.45	46,573.73	(879.28)
Administrative (From Pg 2)	9,278.98	9,301.00	(22.02)	46,108.86	46,505.00	(396.14)
Taxes & Insurance (From Pg 2)	2,210.92	2,344.08	(133.16)	10,652.60	11,720.41	(1,067.81)
Other Taxes & Insurance (Fr Page	12,654.43	4,510.92	8,143.51	22,723.61	22,554.59	169.02
Other Project Expenses	1,275.45	1,997.00	(721.55)	7,308.78	9,985.00	(2,676.22)
Total O&M Expenses	$ 61,648.70	$ 44,184.32	$ 17,464.38	$ 229,254.15	$ 220,921.64	$ 8,332.51
Mortgage & Owner's Expense						
Mortgage Payment	$ 26,105.39	$ 26,202.00	$ (96.61)	$ 130,795.41	$ 131,010.00	$ (214.59)
Managing General Partner Fees	$ 1,085.50	$ 1,085.50	$ 0.00	$ 5,350.66	$ 5,427.50	$ (76.84)
Transfer - Reserves	2,675.00	2,675.00	0.00	13,375.00	13,375.00	0.00
Total Mortgage & Owner's Exp.	$ 29,865.89	$ 29,962.50	$ (96.61)	$ 149,521.07	$ 149,812.50	$ (291.43)
Total Project Expenses	$ 91,514.59	$ 74,146.82	$ 17,367.77	$ 378,775.22	$ 370,734.14	$ 8,041.08
Net Profit (Loss)	$ (15,301.12)	$ 200.42	$ (15,501.54)	$ 4,600.63	$ 1,002.09	$ 3,598.54
Other Cash Flow Items:						
Reserve Transfers	$ 143.03	$ 0.00	$ 143.03	$ 7,735.98	$ 0.00	$ 7,735.98

WinnResidential

Monthly Property Summary Report

75 Harvest Park Court

May 2021

HARVEST PARK

CHICO, CA.
90 UNITS
TAX CREDIT

MONTHLY PROPERTY SUMMARY REPORT

INCOME AND EXPENSE SUMMARY

Total Operating Income Actual/Month:
- $**76,889.00**

Total Operating Income Budget/Month:
- **$78,649.00**

Total Operating Income Actual/YTD:
- $**385,939.19**

Total Operating Income Budget/YTD:
- $**395,048.00**

Total Operating Expenses Actual/Month:
- $**7058,80**

Total Operating Expenses Budget/Month:
- $**4933.00**

Total Operating Expenses Actual/YTD:
- $**31,337.06**

Total Operating Expenses Budget/YTD:
- $**27,502.57**

Total Net Operating Income Actual/Month:
- **$46,922.00**

- Total Net Operating Income Budget/Month: $**47,803.67**
- Total Net Operating Income Actual/YTD: $**221,387.69**
- Total Net Operating Income Budget/YTD: $**221,666.78**

BUDGET VARIANCE REPORT

(Line Item Variance Report: Expenses Exceeding 10% of budget or $500 minimum variance.)

6539-0000 - Maintenance Payroll General 2,728.13

Maintenance Payroll taxes and some O/T

6714-0002 - Taxes-Payroll Maintenance 349.49

Payroll Taxes

6522-0000 - Grounds Contract 3,910.00

Accrued Grounds Contract April

6541-0000 - Maintenance Supplies 2,853.06

Accrued April and May Maintenance Supplies

6586-0000 - Fire and Safety Systems 822.45

Accrued Eagle Security April invoices ($225 needs to be reclassed)

6991-0000 - Pool Supplies 256.66

Accrued Pool Supplies

6531-0000 - Cleaning Supplies 298.35

Accrued Cleaning supplies April

6561-0000 - Decorator Supplies 2,652.89

Charges for paint and full paint of vacant units, Needs to be reclassed to 6519-0000

6981-0000 - Resident Supplies 219.70

This amount needs to be reclassed to 6561-000

6311-0000 - Office Expenses 920.11

Office expenses accrued and need reclass of 2 items totaling $110 petty cash

6316-0004 - Training - New Employee Orientation 675.00

New Hire Corp. Reimbursement

1461-0002 - Furniture & Fixtures 3,261.65

Furniture for Community room. Computer Eq. $1622 Needs to be reclassed to 1446-0002

1486-0000 - Appliances 1,580.46

Replacement to Dishwasher and Water heater in occupied units

6250-0000 - Homeowners Association Dues 1040.00

North Valley Property Owners Association- dues

SUMMARY OF CAPITAL EXPENSES AND IMPROVEMENTS

YTD Budgeted Capital Improvements / Cash Flow: 2021
YTD Actual Capital Improvements / Cash Flow: 2021
Some Money use for completion

Harvest Park	Tree Trimming	$6,000	1415-0002	May	June
Bob Morrell	Apply Bark in Planters and Playground	$8,500	1415-0002	X	
	Dryer Ducts	$12,555	1431-0002		X
	(2) Computer Lab Computer Replacement	$2,500	1446-0002	X	
	(1) Computer Lab Printer	$468	1446-0002	X	
	Community Room Furniture	$4,000	1461-0002	X	
	Computer Room Upgrades	$2,123	1461-0002	X	
As Needed Items:	*Carpet*	*$14,000*	*1440-0002*		
(annual allocation)	*Appliances*	*$6,400*	*1486-0000*		
	Total:	$56,546		6	1

YTD Actual Capital Improvements Budgeted / $56,546.00
RR: $27,996.00

GENERAL PROPERTY ISSUES and HIGHLIGHTS

We ended the month with 1 vacant unit, we will have units occupied, by end of the month.

In general, we had a drop this financial year but experienced some struggles with staffing.

We now have a full time Maintenance Tech. Vacancies occurred throughout the year but even with the staffing challenges we were able to come within $882 of the budgeted NOI for the month.

Harvest Park - 1649
Budget Comparison
May 31, 2021

Reporting Book: ACCRUAL
As of Date: 05/31/2021
Property: Harvest Park - 1649

	Month Ending 05/31/2021				Year to Date 05/31/2021				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
INCOME									
RENTAL INCOME									
5120-0000 - Rental Income	58,310.00	80,896.00	(22,586.00)	(27.91)	288,130.00	404,480.00	(116,350.00)	(28.76)	980,460.00
5150-0000 - Rental Assistance	18,907.00	0.00	18,907.00	(100.00)	97,942.87	0.00	97,942.87	(100.00)	0.00
5221-0000 - Gain/(Loss) to Lease	1,713.00	0.00	1,713.00	(100.00)	9,162.00	0.00	9,162.00	(100.00)	0.00
TOTAL RENTAL INCOME	**78,930.00**	**80,896.00**	**(1,966.00)**	**(2.43)**	**395,234.87**	**404,480.00**	**(9,245.13)**	**(2.28)**	**980,460.00**
AHDC IS - MISC. INCOME									
5330-0000 - Tenant Services	0.00	0.00	0.00	0.00	100.00	25.00	75.00	300.00	75.00
5332-0000 - Application Fees	35.00	70.00	(35.00)	(50.00)	175.00	280.00	(105.00)	(37.50)	595.00
5385-0000 - Late/Term Fees	0.00	100.00	(100.00)	(100.00)	0.00	500.00	(500.00)	(100.00)	1,200.00
5390-0002 - Damages	0.00	425.00	(425.00)	(100.00)	100.00	2,125.00	(2,025.00)	(95.29)	5,100.00
5341-0000 - Cable Revenue	0.00	0.00	0.00	0.00	1,153.70	2,130.00	(976.30)	(45.83)	4,260.00
5341-0001 - Contra Cable Revenue	0.00	0.00	0.00	0.00	(288.43)	(532.00)	243.57	45.78	(1,064.00)
TOTAL MISC. INCOME	**35.00**	**595.00**	**(560.00)**	**(94.11)**	**1,240.27**	**4,528.00**	**(3,287.73)**	**(72.60)**	**10,166.00**
OTHER INCOME									
5493-0000 - Int on Replacement Reserve	0.00	8.00	(8.00)	(100.00)	6.05	40.00	(33.95)	(84.87)	96.00
TOTAL OTHER INCOME	**0.00**	**8.00**	**(8.00)**	**(100.00)**	**6.05**	**40.00**	**(33.95)**	**(84.87)**	**96.00**
VACANCY LOSS/RENTAL LOSS/BAD DEBT									
5218-0000 - Free Rent-Marketing Concession	(100.00)	(150.00)	50.00	33.33	(500.00)	(750.00)	250.00	33.33	(1,800.00)
5220-0000 - Vacancies Apartment	(1,015.00)	(1,097.00)	82.00	7.47	(5,237.00)	(5,485.00)	248.00	4.52	(13,164.00)
6370-0000 - Bad Debt	0.00	0.00	0.00	0.00	0.00	(1,250.00)	1,250.00	100.00	(2,500.00)
6370-0004 - Bad Debt-Miscellaneous	0.00	(500.00)	500.00	100.00	0.00	(1,000.00)	1,000.00	100.00	(1,500.00)

6330-0002 - Office Manager Rent Free Unit	(961.00)	(1,103.00)	142.00	12.87	(4,805.00)	(5,515.00)	710.00	12.87	(13,236.00)
TOTAL VACANCY	**(2,076.00)**	**(2,850.00)**	**774.00**	**27.15**	**(10,542.00)**	**(14,000.00)**	**3,458.00**	**24.70**	**(32,200.00)**
TOTAL INCOME	**76,889.00**	**78,649.00**	**(1,760.00)**	**(2.23)**	**385,939.19**	**395,048.00**	**(9,108.81)**	**(2.30)**	**958,522.00**
EXPENSES									
MANAGEMENT FEES									
6320-0000 - Management Fees	3,430.90	3,957.00	526.10	13.29	18,458.01	19,802.00	1,343.99	6.78	48,000.00
TOTAL MANAGEMENT FEES	**3,430.90**	**3,957.00**	**526.10**	**13.29**	**18,458.01**	**19,802.00**	**1,343.99**	**6.78**	**48,000.00**
REAL ESTATE TAXES									
6710-0000 - Taxes Real Estate	13.41	14.00	0.59	4.21	67.05	70.00	2.95	4.21	168.00
6712-0000 - Taxes Other	89.39	278.00	188.61	67.84	89.39	365.00	275.61	75.50	365.00
TOTAL REAL ESTATE TAXES	**102.80**	**292.00**	**189.20**	**64.79**	**156.44**	**435.00**	**278.56**	**64.03**	**533.00**
INSURANCE									
6720-0000 - Insurance Property	2,558.33	2,475.00	(83.33)	(3.36)	11,867.16	11,700.00	(167.16)	(1.42)	29,025.00
6720-0002 - Franchise Tax - Calif Pnps	0.00	0.00	0.00	0.00	800.00	800.00	0.00	0.00	800.00
TOTAL INSURANCE	**2,558.33**	**2,475.00**	**(83.33)**	**(3.36)**	**12,667.16**	**12,500.00**	**(167.16)**	**(1.33)**	**29,825.00**
UTILITIES EXPENSES									
6430-0000 - Electricity Vacant	20.77	15.00	(5.77)	(38.46)	125.61	75.00	(50.61)	(67.48)	170.00
6440-0000 - Gas/Oil Heat Vacant	7.95	5.00	(2.95)	(59.00)	68.79	25.00	(43.79)	(175.16)	60.00
6450-0000 - Electricity	0.00	1,489.00	1,489.00	100.00	3,155.03	7,285.00	4,129.97	56.69	18,585.00
6451-0000 - Water and Sewer	4,212.90	4,300.00	87.10	2.02	23,812.11	20,177.00	(3,635.11)	(18.01)	51,645.00
6452-0000 - Natural Gas Heat	0.00	35.00	35.00	100.00	1,559.85	1,135.00	(424.85)	(37.43)	2,240.00
6470-0000 - Rubbish Removal	912.96	1,043.00	130.04	12.46	4,967.58	5,215.00	247.42	4.74	12,516.00
6454-0000 - Utility Processing	48.30	345.00	296.70	86.00	368.58	525.00	156.42	29.79	840.00
TOTAL UTILITY EXPENSES	**5,202.88**	**7,232.00**	**2,029.12**	**28.05**	**34,057.55**	**34,437.00**	**379.45**	**1.10**	**86,056.00**
PAYROLL									
6310-0000 - Office Payroll	124.40	110.00	(14.40)	(13.09)	616.26	550.00	(66.26)	(12.04)	1,420.00
6317-0000 - Temporary Services	0.00	0.00	0.00	0.00	6,412.80	0.00	(6,412.80)	(100.00)	0.00
6330-0000 - Managers Payroll	2,638.90	2,597.00	(41.90)	(1.61)	15,092.50	14,555.00	(537.50)	(3.69)	37,571.00
6539-0000 - Maintenance Payroll General	2,728.13	3,096.00	367.87	11.88	3,901.07	15,980.00	12,078.93	75.58	42,042.00
6714-0001 - Taxes-Payroll Administrative	182.46	199.00	16.54	8.31	1,405.54	1,640.00	234.46	14.29	3,402.00

6714-0002 - Taxes-Payroll Maintenance	349.49	237.00	(112.49)	(47.46)	503.27	1,748.00	1,244.73	71.20	3,742.00
6724-0001 - Workers Comp. - Payroll Admin	171.00	171.00	0.00	0.00	855.00	958.00	103.00	10.75	2,472.00
6724-0002 - Workers Compensation-Payroll Maintenance	203.00	203.00	0.00	0.00	1,015.00	1,048.00	33.00	3.14	2,758.00
6726-0001 - Health Ins. & Benefits-Payroll Admin	692.93	1,094.00	401.07	36.66	3,368.04	5,517.00	2,148.96	38.95	13,426.00
6726-0002 - Health Ins. & Benefits-Payroll Maint.	106.90	1,113.00	1,006.10	90.39	320.33	5,580.00	5,259.67	94.25	13,612.00
TOTAL PAYROLL	**7,197.21**	**8,820.00**	**1,622.79**	**18.39**	**33,489.81**	**47,576.00**	**14,086.19**	**29.60**	**120,445.00**
OPERATING & MAINTENANCE EXPENSE									
6462-0000 - Exterminating Contract	0.00	433.00	433.00	100.00	0.00	2,965.00	2,965.00	100.00	7,596.00
6490-0019 - Property Expense Covid19 Coronavirus	0.00	0.00	0.00	0.00	143.27	0.00	(143.27)	(100.00)	0.00
6511-0000 - Security Contract and Repairs	(345.22)	90.00	435.22	483.57	462.23	450.00	(12.23)	(2.71)	1,080.00
6521-0000 - Grounds Supplies	70.00	75.00	5.00	6.66	147.75	2,045.00	1,897.25	92.77	2,920.00
6522-0000 - Grounds Contract	3,910.00	1,825.00	(2,085.00)	(114.24)	10,360.00	9,125.00	(1,235.00)	(13.53)	21,900.00
6541-0000 - Maintenance Supplies	2,853.06	750.00	(2,103.06)	(280.40)	6,506.04	3,750.00	(2,756.04)	(73.49)	9,000.00
6545-0000 - Repairs Contract General	0.00	400.00	400.00	100.00	9,880.00	2,000.00	(7,880.00)	(394.00)	4,800.00
6546-0000 - Repairs Contract Electric	0.00	0.00	0.00	0.00	0.00	400.00	400.00	100.00	800.00
6547-0000 - Repairs - Contract - HVAC	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	1,500.00
6548-0000 - Repairs - Contract - Plumbing	0.00	208.00	208.00	100.00	923.81	1,320.00	396.19	30.01	2,776.00
6552-0000 - Uniforms	0.00	0.00	0.00	0.00	0.00	250.00	250.00	100.00	500.00
6568-0003 - Supplies/Hardware	(508.15)	0.00	508.15	(100.00)	0.00	0.00	0.00	0.00	0.00
6580-0000 - Maintenance Equipment Expense	0.00	0.00	0.00	0.00	0.00	829.97	829.97	100.00	829.97
6581-0000 - Appliance Repair	0.00	210.00	210.00	100.00	929.69	1,050.00	120.31	11.45	2,520.00
6582-0000 - Lock and Key Expense	0.00	0.00	0.00	0.00	0.00	50.00	50.00	100.00	100.00
6586-0000 - Fire and Safety Systems	822.45	0.00	(822.45)	(100.00)	822.45	477.60	(344.85)	(72.20)	3,530.40
6991-0000 - Pool Supplies	256.66	175.00	(81.66)	(46.66)	413.51	455.00	41.49	9.11	1,260.00
6992-0000 - Pool Contract	0.00	267.00	267.00	100.00	748.31	1,335.00	586.69	43.94	3,204.00
TOTAL OPERATING & MAINT. EXPS.	**7,058.80**	**4,933.00**	**(2,125.80)**	**(43.09)**	**31,337.06**	**27,502.57**	**(3,834.49)**	**(13.94)**	**64,316.37**
TURNOVER COSTS									
6519-0000 - Painting	(2,094.83)	0.00	2,094.83	(100.00)	0.00	0.00	0.00	0.00	0.00
6531-0000 - Cleaning Supplies	298.35	0.00	(298.35)	(100.00)	592.43	200.00	(392.43)	(196.21)	400.00
6532-0000 - Cleaning Contract	0.00	483.33	483.33	100.00	1,300.00	2,416.65	1,116.65	46.20	5,799.96
6561-0000 - Decorator Supplies	2,652.89	0.00	(2,652.89)	(100.00)	4,895.69	750.00	(4,145.69)	(552.75)	1,500.00
6562-0000 - Decorator Contract Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
TOTAL TURNOVER COSTS	**856.41**	**483.33**	**(373.08)**	**(77.18)**	**6,788.12**	**3,366.65**	**(3,421.47)**	**(101.62)**	**7,999.96**
MARKETING									

6212-0000 - Collateral Materials/Brand Identity	83.80	87.00	3.20	3.67	771.46	685.00	(86.46)	(12.62)	1,294.00
6216-0000 - Promotions and Promotional Items	0.00	0.00	0.00	0.00	0.00	78.00	78.00	100.00	156.00
6250-0000 - Homeowners Association Dues	(860.00)	0.00	860.00	(100.00)	0.00	0.00	0.00	0.00	0.00
6290-0000 - Miscellaneous Renting Expense	20.08	58.00	37.92	65.37	88.33	214.00	125.67	58.72	740.00
6981-0000 - Resident Supplies	219.70	70.00	(149.70)	(213.85)	219.70	350.00	130.30	37.22	1,100.00
TOTAL MARKETING	**(536.42)**	**215.00**	**751.42**	**349.49**	**1,079.49**	**1,327.00**	**247.51**	**18.65**	**3,290.00**
ADMINISTRATIVE EXPENSES									
6280-0000 - Credit Reports and Fees	0.00	11.00	11.00	100.00	1.40	55.00	53.60	97.45	132.00
6311-0000 - Office Expenses	920.11	594.00	(326.11)	(54.90)	5,148.52	3,845.00	(1,303.52)	(33.90)	8,093.00
6312-0000 - Copy Machine	0.00	132.00	132.00	100.00	757.42	660.00	(97.42)	(14.76)	1,584.00
6313-0000 - Postage	5.50	37.00	31.50	85.13	119.60	185.00	65.40	35.35	444.00
6316-0000 - Travel/Mileage	125.44	100.00	(25.44)	(25.44)	125.44	1,050.00	924.56	88.05	2,300.00
6316-0003 - Training	0.00	0.00	0.00	0.00	579.00	600.00	21.00	3.50	1,583.00
6316-0004 - Training - New Employee Orientation	675.00	0.00	(675.00)	(100.00)	955.00	0.00	(955.00)	(100.00)	0.00
6340-0000 - Legal Expense	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00	100.00	2,400.00
6350-0000 - Auditing	0.00	0.00	0.00	0.00	12,190.00	12,000.00	(190.00)	(1.58)	12,000.00
6355-0001 - Administrative Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,250.00
6360-0000 - Telephone	885.44	869.00	(16.44)	(1.89)	4,194.26	4,345.00	150.74	3.46	10,428.00
6385-0000 - Dues and Memberships	1,040.00	0.00	(1,040.00)	(100.00)	1,040.00	180.00	(860.00)	(477.77)	450.00
6390-0000 - Miscellaneous	198.58	340.00	141.42	41.59	224.99	540.00	315.01	58.33	740.00
6391-0000 - Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
6392-0000 - Bank Charges	245.83	355.00	109.17	30.75	1,182.23	1,775.00	592.77	33.39	4,260.00
TOTAL ADMINISTRATIVE EXPENSES	**4,095.90**	**2,438.00**	**(1,657.90)**	**(68.00)**	**26,517.86**	**26,435.00**	**(82.86)**	**(0.31)**	**46,814.00**
TOTAL EXPENSES	**29,966.81**	**30,845.33**	**878.52**	**2.84**	**164,551.50**	**173,381.22**	**8,829.72**	**5.09**	**407,279.33**
NET OPERATING INCOME	**46,922.19**	**47,803.67**	**(881.48)**	**(1.84)**	**221,387.69**	**221,666.78**	**(279.09)**	**(0.12)**	**551,242.67**
REPLACEMENT RESERVE/OTHER ESCROWS									
1316-0000 - Escrow - Replacement Reserve	2,332.50	2,333.00	0.50	0.02	11,662.50	11,665.00	2.50	0.02	27,996.00
TOTAL REPLACEMENT RESERVE/OTHER ESCROWS	**2,332.50**	**2,333.00**	**0.50**	**0.02**	**11,662.50**	**11,665.00**	**2.50**	**0.02**	**27,996.00**
DEBT SERVICE									
2320-0000 - Mortgage Payable 1st Mortgage	5,000.00	5,000.00	0.00	0.00	25,000.00	25,000.00	0.00	0.00	60,000.00
6820-0000 - Interest on Mortgage	10,907.50	10,907.50	0.00	0.00	54,596.88	54,596.88	0.00	0.00	130,652.48
6824-0000 - Interest on Mortgage - 4th	1,297.17	1,421.43	124.26	8.74	6,485.85	6,799.49	313.64	4.61	16,611.92

6828-0000 - Service Fee	5,995.08	6,013.33	18.25	0.30	30,037.83	30,110.83	73.00	0.24	72,080.45
TOTAL DEBT SERVICE	**23,199.75**	**23,342.26**	**142.51**	**0.61**	**116,120.56**	**116,507.20**	**386.64**	**0.33**	**279,344.85**
MISCELLANEOUS									
6890-0000 - Miscellaneous Financial Exp	416.67	416.67	0.00	0.00	2,083.35	2,083.35	0.00	0.00	10,000.04
6892-0000 - Trustee Fees	283.33	283.33	0.00	0.00	1,416.65	1,416.65	0.00	0.00	3,399.96
TOTAL MISCELLANEOUS	**700.00**	**700.00**	**0.00**	**0.00**	**3,500.00**	**3,500.00**	**0.00**	**0.00**	**13,400.00**
CAPITAL EXPENDITURES									
1415-0002 - Landscape and Land Improvements	5,980.00	14,500.00	8,520.00	58.75	14,480.00	14,500.00	20.00	0.13	14,500.00
1431-0002 - Building Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,555.00
1440-0002 - Carpet/Flooring	0.00	2,000.00	2,000.00	100.00	(1,019.04)	6,000.00	7,019.04	116.98	14,000.00
1446-0002 - Computers	0.00	2,968.00	2,968.00	100.00	0.00	2,968.00	2,968.00	100.00	2,968.00
1461-0002 - Furniture & Fixtures	3,261.65	6,123.00	2,861.35	46.73	3,261.65	6,123.00	2,861.35	46.73	6,123.00
1486-0000 - Appliances	1,580.46	1,000.00	(580.46)	(58.04)	3,537.16	5,000.00	1,462.84	29.25	6,400.00
TOTAL CAPITAL EXPENDITURES	**10,822.11**	**26,591.00**	**15,768.89**	**59.30**	**20,259.77**	**34,591.00**	**14,331.23**	**41.43**	**56,546.00**
MORTGAGOR EXPENSES									
7115-0000 - Non Profit Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
7135-0000 - Asset Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,940.00
7153-0000 - Administration Fee Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,500.00
TOTAL MORTGAGOR EXPENSES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**41,440.00**
PROFIT/LOSS	**9,867.83**	**(5,162.59)**	**15,030.42**	**291.14**	**69,844.86**	**55,403.58**	**14,441.28**	**26.06**	**132,515.82**
Additional Adjustments to Cash Flow									
Cash Other	**(374.00)**	**0.00**	**(374.00)**	**(100.00)**	**(1,870.00)**	**0.00**	**(1,870.00)**	**(100.00)**	**0.00**
Accounts Payable	**(1,400.13)**	**0.00**	**(1,400.13)**	**(100.00)**	**(8,489.59)**	**0.00**	**(8,489.59)**	**(100.00)**	**0.00**
Resident Acounts Receivable	**(6,624.00)**	**0.00**	**(6,624.00)**	**(100.00)**	**(26,332.48)**	**0.00**	**(26,332.48)**	**(100.00)**	**0.00**
Subsidy Accounts Receivable	**(304.00)**	**0.00**	**(304.00)**	**(100.00)**	**(825.87)**	**0.00**	**(825.87)**	**(100.00)**	**0.00**
Other Accounts Receivable	**0.00**	**0.00**	**0.00**	**0.00**	**11,500.00**	**0.00**	**11,500.00**	**(100.00)**	**0.00**
Prepaid Expenses	**2,571.74**	**0.00**	**2,571.74**	**(100.00)**	**(19,475.43)**	**0.00**	**(19,475.43)**	**(100.00)**	**0.00**
Prepaid Rent	**(1,180.00)**	**0.00**	**(1,180.00)**	**(100.00)**	**455.48**	**0.00**	**455.48**	**(100.00)**	**0.00**
Net Accruals	**374.00**	**0.00**	**374.00**	**(100.00)**	**(8,744.14)**	**0.00**	**(8,744.14)**	**(100.00)**	**0.00**
Accrued Interest on Deferred Loans	**1,297.17**	**1,421.43**	**(124.26)**	**(8.74)**	**6,485.85**	**6,799.49**	**(313.64)**	**(4.61)**	**16,611.92**
Escrow Tax	**(13.68)**	**(14.00)**	**0.32**	**2.28**	**12.04**	**(70.00)**	**82.04**	**117.20**	**(168.00)**
Escrow Insurance	**(2,357.25)**	**(2,475.00)**	**117.75**	**4.75**	**18,913.75**	**(11,700.00)**	**30,613.75**	**261.65**	**(29,025.00)**

Escrow Other	**0.00**	**(8.00)**	**8.00**	**100.00**	**(6.05)**	**(40.00)**	**33.95**	**84.87**	**(96.00)**
Total Additional Adjustments to Cash Flow	**(8,010.15)**	**(1,075.57)**	**(6,934.58)**	**(644.73)**	**(28,376.44)**	**(5,010.51)**	**(23,365.93)**	**(466.33)**	**(12,677.08)**
Total Net Adjusted Cash Flow	**1,857.68**	**(6,238.16)**	**8,095.84**	**129.77**	**41,468.42**	**50,393.07**	**(8,924.65)**	**(17.71)**	**119,838.74**
Net Change in Cash from TB	**1,857.68**	**0.00**	**1,857.68**	**100.00**	**41,468.42**	**0.00**	**41,468.42**	**100.00**	**0.00**
Variance	**0.00**	**6,238.16**	**(6,238.16)**	**(100.00)**	**0.00**	**(50,393.07)**	**50,393.07**	**100.00**	**(119,838.74)**

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SACKETT
CORPORATION
Property Management

GRIDLEY SPRINGS
June 2021

Property Status:

1. GSI is 100% occupied with Zero notices to vacate.

2. GSII is 100% occupied with 1 notice to vacate.

3. The bark replacement on both properties has been completed and looks great.

4. The HCD audit was successfully closed out for GSII, and we are just waiting on the closeout letter for GSI CTCAC Audit.

5. The 1 resident at GSI was just approved for covid rent relief and we are just waiting on funds and then all deferred Covid-19 rent will have been paid and/or caught up at both properties.

Thank you!
Mac Upshaw

SACKETT CORPORATION
Property Management

DHI GRIDLEY SPRINGS I
As of
May 31, 2021

CASH SUMMARY - Operating Account	MAY 2021	MAY %%	5 months YTD 2021	5 months YTD %%
Total Rent Revenue	23,771.02	100.00%	113,666.02	100.00%
Vacancies	0.00	0.00%	0.00	0.00%
Net Rental Revenue	23,771.02	100.00%	113,666.02	100.00%
Other Income	234.64	0.99%	1,639.45	1.44%
Total Revenue	24,005.66	100.99%	115,305.47	101.44%
Expenses:				
Administrative Expenses	11,580.94	48.72%	29,445.71	25.91%
Utilities	2,640.28	11.11%	13,277.07	11.68%
Operating & Maintenance	6,344.51	26.69%	26,407.82	23.23%
Depreciation and Amortization Expense	0.00	0.00%	0.00	0.00%
Taxes & Insurance	635.86	2.67%	4,798.96	4.22%
Total Expenses	21,201.59	86.52%	73,929.56	39.18%
Net Operating Income	2,804.07	37.80%	41,375.91	34.91%
Interest and Finance Expense	1,329.33	5.59%	6,519.44	5.74%
Replacement Costs	0.00	0.00%	476.61	0.42%
Net Cash Flow from Operations	1,474.74		34,379.86	
Plus (Minus)				
Interest Income	(2.43)		(29.42)	
Unpaid Rent Collected (Owed)	(459.00)		(2,669.00)	
Unpaid Subsidy Rent Collected (Owed)	290.00		(10,057.02)	
Impound/Escrow Funds	4,914.96		(5,673.26)	
Prepaid Rent Received (Absorbed)	(106.00)		63.00	
Security Deposits Received (Refunded)	0.00		10.00	
Mortgage Principle payment	(2,685.03)		(12,742.36)	
Net Cash Increase (Decrease)	**3,427.24**		**3,281.80**	
Beginning of Period Cash Balance	46,579.84		46,734.86	
Transfer from (to) Savings	0.00		0.00	
Transfer From (To) Impound Account	0.00		0.00	
Transfer from (to) Security account	0.00		(9.58)	
Ending Cash Balance - Operating Account	$50,007.08		$50,007.08	
- Security Deposit Accounts			$17,079.89	
- USDA Reserves			$85,178.37	

TENANT RECEIVABLES	Current Month
Rent and Rent Related Receivables	
Balance at Beginning of Month	4,118.00
Uncollected (Collected) During Month	459.00
Written off to Bad Debts	0.00
Balance at End of Month	$4,577.00
Move out Repairs, Cleaning & Legal Fees, etc.	
Balance at Beginning of Month	0.00
Uncollected (Collected) During Month	0.00
Written off to Bad Debts	0.00
Balance at End of Month	$0.00

UNIT STATUS	Current Month
Total Units	32
Vacant units at beginning of month	0
Plus Units vacated during month	0
Less move ins and deposits to hold	0
Vacant units at end of month	0

Income Statement
DHI GRIDLEY SPRINGS I
As of
May 31, 2021

	* * * * * Current Month * * * * *			* * * * * Year-to-Date * * * * *		
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**
***** REVENUES *****						
Rent Revenue - Gross Potential						
Apartment Rents	9,350.00	23,098.00	(13,748.00)	45,586.00	115,490.00	(69,904.00)
Tenant Assistance Payments	14,421.02	0.00	14,421.02	68,080.02	0.00	68,080.02
Total Revenue	23,771.02	23,098.00	673.02	113,666.02	115,490.00	(1,823.98)
Apartment Vacancies	0.00	(484.00)	484.00	0.00	(2,421.00)	2,421.00
Total Vacancies	0.00	(484.00)	484.00	0.00	(2,421.00)	2,421.00
NET RENTAL REVENUE	23,771.02	22,614.00	1,157.02	113,666.02	113,069.00	597.02
Interest Income-Other Cash	2.29	8.00	(5.71)	28.71	40.00	(11.29)
Interest Income-Sec Deposits	0.14	1.00	(0.86)	0.71	5.00	(4.29)
Total Financial Revenue	2.43	9.00	(6.57)	29.42	45.00	(15.58)
NSF and Late Fee Income	0.00	0.00	0.00	0.00	0.00	0.00
Misc Tenant Charges/Damages & Cleaning	0.00	0.00	0.00	0.00	0.00	0.00
Laundry Revenue	232.21	240.00	(7.79)	1,610.03	1,200.00	410.03
Total Other Revenue	232.21	240.00	(7.79)	1,610.03	1,200.00	410.03
TOTAL REVENUE	**24,005.66**	**22,863.00**	**1,142.66**	**115,305.47**	**114,314.00**	**991.47**
***** EXPENSES *****						
Administrative Expenses						
Advertising and Promotions	0.00	0.00	0.00	0.00	0.00	0.00
Rent Concessions	12.00	0.00	12.00	436.00	0.00	436.00
Credit Reports	0.00	10.00	(10.00)	0.00	50.00	(50.00)
IT Support Services	171.00	171.00	0.00	855.00	855.00	0.00
Telephone & Answering Service	51.28	120.00	(68.72)	256.40	600.00	(343.60)
USDA 538 Boneville Fee/Surcharges	131.00	267.00	(136.00)	262.00	1,335.00	(1,073.00)
USDA 515 MINC Fee/Surcharges	0.00	0.00	0.00	0.00	0.00	0.00
Postage and Mailing	0.00	30.00	(30.00)	0.00	150.00	(150.00)
Taxes and Licenses	0.00	0.00	0.00	0.00	0.00	0.00
Administrative Expenses	320.00	0.00	320.00	800.00	0.00	800.00
Office Supplies/Expenses	8.76	150.00	(141.24)	233.79	750.00	(516.21)
Dues and Subscriptions	0.00	0.00	0.00	85.71	0.00	85.71
Management Fee	2,015.00	2,080.00	(65.00)	10,075.00	10,400.00	(325.00)
Manager Salaries	1,871.90	2,000.00	(128.10)	9,441.81	10,000.00	(558.19)
Education/Registration Fees	0.00	100.00	(100.00)	0.00	500.00	(500.00)
Legal Expense	0.00	83.00	(83.00)	0.00	417.00	(417.00)
Auditing Fees	7,000.00	667.00	6,333.00	7,000.00	3,335.00	3,665.00
Other Administrative Costs	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)
Total Administrative Expenses	11,580.94	5,928.00	5,652.94	29,445.71	29,642.00	(196.29)
Utility Expenses						
Electricity	638.30	630.00	8.30	4,848.29	3,150.00	1,698.29
Water	309.69	365.00	(55.31)	1,740.93	1,825.00	(84.07)
Gas	28.93	40.00	(11.07)	141.90	200.00	(58.10)
Sewer	1,120.28	1,167.00	(46.72)	3,438.05	5,833.00	(2,394.95)
Garbage and Trash Removal	543.08	550.00	(6.92)	3,107.90	2,750.00	357.90
Total Utility Expenses	2,640.28	2,752.00	(111.72)	13,277.07	13,758.00	(480.93)
Operating & Maintenance Expense						
Clean/Repair Carpeting/Drapes	500.00	0.00	500.00	500.00	0.00	500.00
Exterminating Contract	400.00	200.00	200.00	700.00	1,000.00	(300.00)
Security Systems and Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Tree Service	0.00	0.00	0.00	2,200.00	0.00	2,200.00
Grounds Contract	1,000.00	1,200.00	(200.00)	5,000.00	6,000.00	(1,000.00)
Grounds Maintenance and Supplies	1,071.54	200.00	871.54	2,718.42	10,000.00	(7,281.58)
Maintenance Personnel	1,259.94	2,000.00	(740.06)	7,505.96	1,000.00	6,505.96
Repair Materials	783.28	225.00	558.28	2,862.39	1,125.00	1,737.39
Repair Contract/Vendor Labor	0.00	358.00	(358.00)	1,520.00	1,792.00	(272.00)
Electrical Repair/Supplies	0.00	0.00	0.00	0.00	0.00	0.00
HVAC Repair and Maintenance	508.00	0.00	508.00	1,563.00	0.00	1,563.00
Appliance Repair and Maintenance	80.00	100.00	(20.00)	739.82	500.00	239.82
Plumbing Repair and Supplies	559.35	100.00	459.35	868.80	500.00	368.80
Interior Painting and Supplies	0.00	83.00	(83.00)	0.00	417.00	(417.00)
Gas, Oil and Mileage	11.90	10.00	1.90	58.93	50.00	8.93
Equipment Leasing	0.00	0.00	0.00	0.00	0.00	0.00
Fire Protection Equipment	170.50	40.00	130.50	170.50	200.00	(29.50)
Total Operating & Maint Expenses	6,344.51	4,516.00	1,828.51	26,407.82	22,584.00	3,823.82

Income Statement
DHI GRIDLEY SPRINGS I
As of
May 31, 2021

	* * * * * Current Month * * * * *			* * * * * Year-to-Date * * * * *		
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**
Taxes & Insurance Expenses						
Property Taxes	0.00	0.00	0.00	719.38	940.00	(220.62)
Payroll Taxes	282.65	400.00	(117.35)	2,239.03	2,000.00	239.03
Misc Taxes & Licenses	0.00	100.00	(100.00)	0.00	500.00	(500.00)
Property & Liability Insurance	0.00	1,090.00	(1,090.00)	0.00	5,450.00	(5,450.00)
Worker's Compensation	194.61	265.00	(70.39)	1,061.83	1,325.00	(263.17)
Health/Dental Insurance	158.60	200.00	(41.40)	778.72	1,000.00	(221.28)
Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Total Taxes & Insurance Expenses	635.86	2,055.00	(1,419.14)	4,798.96	11,215.00	(6,416.04)
TOTAL EXPENSES	21,201.59	15,251.00	5,950.59	73,929.56	77,199.00	(3,269.44)
NET OPERATING INCOME (LOSS)	2,804.07	7,612.00	(4,807.93)	41,375.91	37,115.00	4,260.91
Interest & Finance Expense						
Mortgage Interest	1,274.33	1,620.00	(345.67)	6,384.44	8,100.00	(1,715.56)
General Partner Fee	0.00	0.00	0.00	0.00	0.00	0.00
Bank Fees	55.00	20.00	35.00	135.00	100.00	35.00
Total Interest & Finance Expense	1,329.33	1,640.00	(310.67)	6,519.44	8,200.00	(1,680.56)
OPERATING PROFIT (LOSS)	1,474.74	5,972.00	(4,497.26)	34,856.47	28,915.00	5,941.47
Replacements						
Roofing/Paving/Exterior	0.00	0.00	0.00	0.00	0.00	0.00
Appliance Replacement	0.00	0.00	0.00	476.61	0.00	476.61
Drapery and Blind Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Carpet/ Flooring Replacement	0.00	0.00	0.00	0.00	0.00	0.00
HVAC Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Plumbing Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Glass Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Furniture and Equipment Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Door & Screen Repair/ Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Total Cost of Replacements	0.00	0.00	0.00	476.61	0.00	476.61
NET CASH FLOW FROM OPERATIONS	**1,474.74**	**5,972.00**	**(4,497.26)**	**34,379.86**	**28,915.00**	**5,464.86**

Date: 6/11/2021

MEMO

To: HACB Board of Commissioners

From: Javi Pinedo, Special Programs Coordinator

Subject: Family Self-Sufficiency (FSS) Program update for May 2021

Program Statistics for Period Ending	**May 2021**	**May 2020**
Number of participants as of last day of the month	43	45
Number of Orientation Briefings	0	2
Number of signed contracts	0	2
Number of Port-In's	0	0
Number of Port-Out's	0	0
Number of Graduates	0	0
Contract Expired	0	0
Number of Terminations	0	0
Number of Voluntary Exits	0	0
Number of Families on FSS Waiting List	0	0
Number of participants with annual income increases (YTD)	6	6
Number of participants with new employment (YTD)	3	5
Number of participants with escrow accounts	27	22
Number of participants currently escrowing	18	12
Amount disbursed from escrow account	$0.00	$0.00
Balance of Escrow Account	$112,850.89	$107,438.68

FSS FY 2019 HUD Grant Program Tracking Data

Program Management Questions:	**YTD (2021)**
PHA mandatory program size (Initial 50)	N/A
PHA voluntary program size (50)	43
Number of FSS participants identified as a person with disabilities	13
Number of FSS participants employed	27
Number of FSS participants in training programs	6
Number of FSS participants enrolled in higher/adult education	3
Number of FSS participants enrolled in school and employed	1
Number of FSS families receiving cash assistance	2
Number of FSS families experiencing a reduction in cash assistance	0
Number of FSS families who have ceased receiving cash assistance	2
How many new FSS escrow accounts were established	0
Number of FSS families moved to non-subsidized housing	1
Number of FSS families moved to home-ownership	0

HACB CoC Programs: A Report to the Board of Commissioners for the Month of May 2021

Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	05/2021 Enrollment	05/2021 HAP Assistance	Grant Balance
S+C SEARCH South	10/1/19 - 9/30/20	$42,720.00	HACB	BCBH	5	Unaccompanied adults, chronically homeless with SMI	Oroville, Chico	5	$3,408.00	$20,472.00
SEARCH III- SHP	7/1/20 - 6/30/21	$32,184.00	BCBH	BCBH	3	Unaccompanied adults, homeless with SMI	South County	3	$1,621.00	$12,332.86
SEARCH II - PHB	7/1/20 - 6/30/21	$32,184.00	BCBH	BCBH	3	Unaccompanied adults, chronically homeless with SMI	Chico	2	$478.00	$25,534.00
City of Chico - LGP	7/1/20 - 6/30/21	$9,000.00	City of Chico	SSA	8	Low-income, referred by supportive service agency	Chico	0	$0.00	$9,000.00
City of Chico - TBRA	7/1/20 - 6/30/21	$130,000.00	City of Chico	SSA	30	Low-income, under case management with self-sufficiency plan	Butte County	14	$8,871.00	$31,688.80
BHHAP/Security Deposit	7/1/20 - 6/30/21	$3,426.00	City of Chico	SSA	5	Individuals with a mental illness with homelessness eligibility	Butte County	0	$0.00	$3,426.00
BHHAP/ASOC	7/1/20 - 6/30/21	$24,291.00	BCBH	BCBH	4	Individuals with a mental illness with homelessness eligibility	Butte County	4	$2,365.00	$9,556.00
Totals		**$273,805.00**			**58**			**28**	**$16,743.00**	**$112,009.66**

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:06/04/2021
Path: Z:\Boutique Programs\Special Programs Budget and Reports

June 11, 2021

MEMO

To: HACB Board of Commissioners

From: Ed Mayer, Executive Director

Subject: Agenda Item 5.1 – Public Housing Repositioning Presentation
HUD Technical Assistance Consultant
Jaime Bordenave, The Communities, Group, Washington, DC

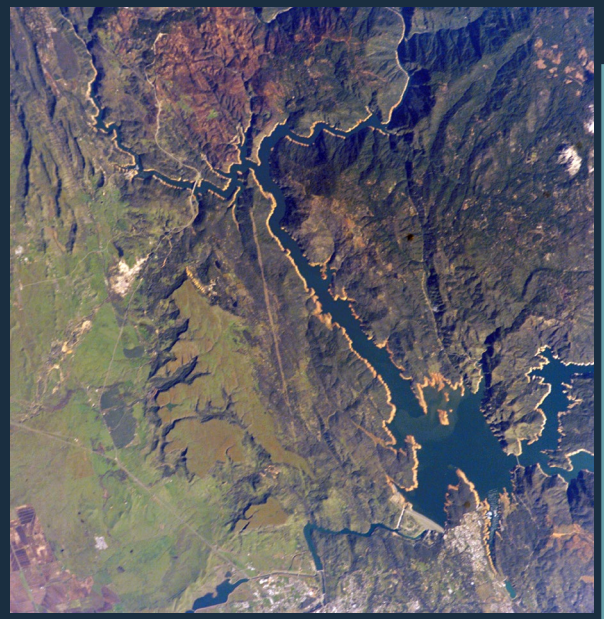
HACB has operated HUD Low Income Public Housing for decades; it is a legacy program to the New Deal of the 1930's.

Because of the aging of the national Public Housing inventory, HUD has developed a number of financial tools and approaches that empower housing authorities to address this aging housing stock. The broader concept is referred to as "repositioning", but it would be equally called "conversion", as while the tools provide for actual disposition of obsolete property, they are most centered on conversion of the financial platforms that support the housing. In other words, the HACB now has tools available that provide for conversion of HACB's Public Housing stock into housing supported by other affordable housing platforms, such as the federal Low Income Housing Tax Credit program.

Free of charge, HUD's regional office of Public and Indian Housing has made available to the HACB a technical assistance consultant who specializes in Public Housing dispositions. Staff has worked with Jaime Bordenave of The Communities Group over the past several months to analyze HACB's Public Housing properties, in order to generate a presentation showing how disposition of HACB's Public Housing portfolio would likely be carried out.

Jaime will be in attendance via web, to present the conclusions of his work. It is anticipated that HUD Regional Office officials will attend via web, as well.

The intent of the presentation is to inform and educate Commissioners in an interactive session.



STRATEGY FOR PUBLIC HOUSING PORTFOLIO REPOSITIONING

Housing Authority of the County of Butte

June 4, 2021 DRAFT

Jaime Bordenave, President
The Communities Group

REPOSITIONING PLANNING

An exercise, shaped by the mission and goals of the PHA, to determine the long-term physical, financial, and management viability of each public housing asset as project-based Section 8 or, where necessary and appropriate, to dispose of or demolish the units and either transfer the assistance or issue vouchers to all affected households.

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WHY REPOSITION?

- Large and growing backlog of capital needs in public housing
  - *Nationally, conservatively estimated at $26 billion in 2010 (more realistically ~$65 billion today).*
  - *Butte County's public housing complexes have an average age of 45 years, and many major systems have exceeded their expected useful lives. Staff's estimate of hard cost to bring all units up to today's standards is $19.5 million ($56,660 per unit).*
  - *Market conditions are optimal at present, with high RAD rents, new Blend options to greatly enhance the revenues above RAD levels, and the new "fixed" 4% LIHTC program.*

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WHY REPOSITION?

- Conversion to long-term, Section 8 rental assistance contracts:
  - *Stabilizes project revenue, and provides for bankable annual cost adjustments,*
  - *Provides access to debt and equity to finance capital needs,*
  - *Simplifies program administration,*
  - *Provides Choice Mobility for residents.*

WHY REPOSITION?

- Important recent improvements to this opportunity:
  - *HUD published new baseline RAD rents, which are 5.5% higher than the 2018 baseline, even after cost adjustment factors are added for 2019 and 2020;*
  - *Congress changed the 4% tax credit program to be at a flat 4% level, rather than a floating level (it was under 3.1% at the end of 2020), which increases equity by over 30%;*
  - *HUD added several new possible combinations of RAD and Section 18 rents, again adding potentially higher contract rents.*

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COMMON REPOSITIONING PLANNING CONSIDERATIONS

- Current living conditions (physical condition, management, crime, amenities, neighborhood resources, etc.)
- Funding resources availability
- Impact on organization (staffing, central office)
- Impact on neighborhoods
- Redevelopment potential (ability to leverage private investment in and around property)
- Hard versus Soft Units and the capacity of the rental market to absorb vouchers
- Concentration versus de-concentration (poverty, minority, etc.)
- Waiting list and housing market needs
- Desired quality of housing
- Other current Issues

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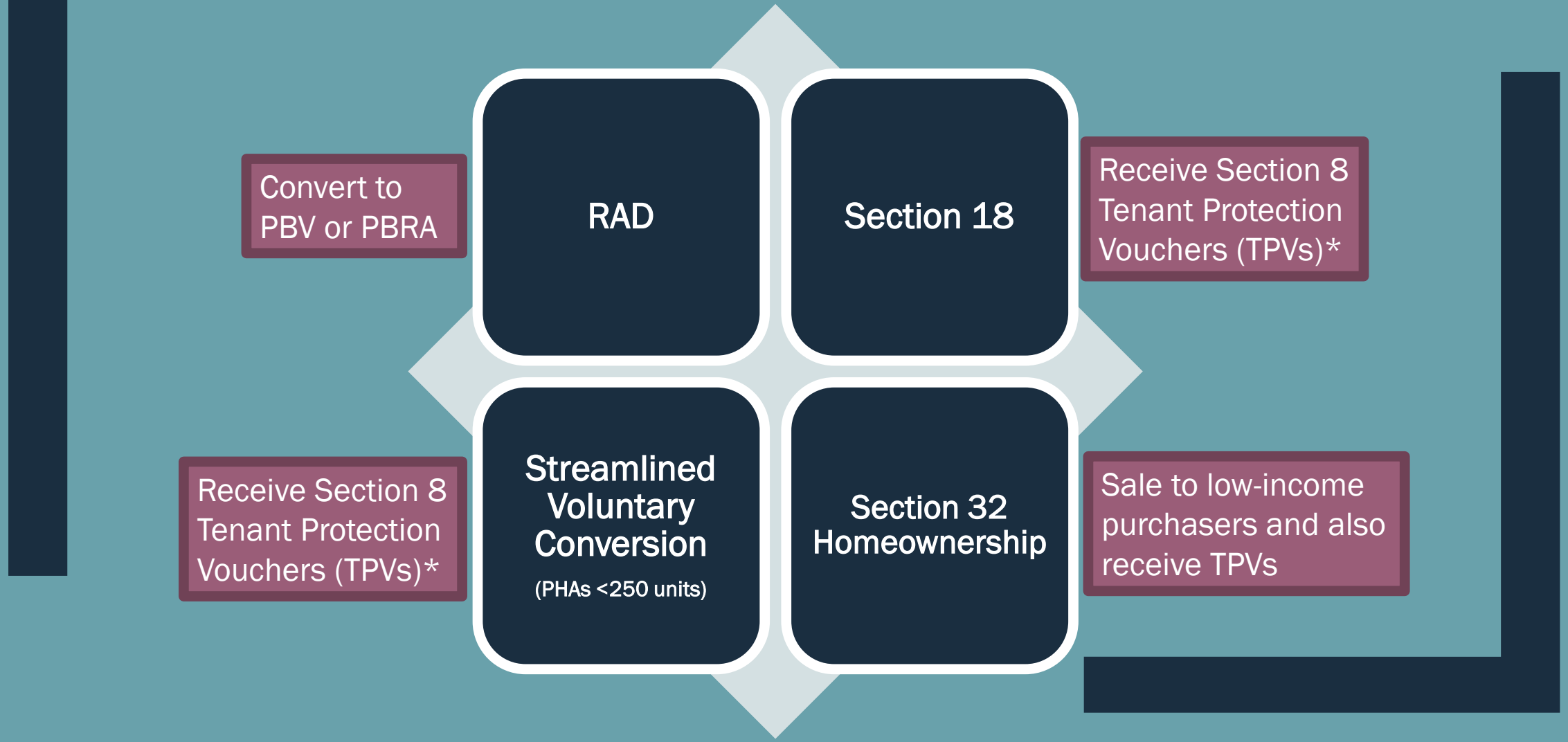
HUD REPOSITIONING TOOLS



**Note: TPVs under Section 18 can be project-based directly. To project-base TPVs under SVC requires tenants' consent.*

AGENCY SNAPSHOT

HACB AT-A-GLANCE

- HACB administers both Public Housing and Housing Choice Voucher Programs.
- HACB's 345 units of public housing are owned and managed by HACB, and are located in four separate communities.
- HACB has authorization for 2,206 HCVs.
- HACB has no Faircloth Authority currently.

HACB	Permanent	Vouchers	Total
Public Housing			
Public Housing	345		345
LIHTC	325		325
USDA	130		130
Local	167		167
Subtotal	967		967
Section 8 Vouchers			
HCVs--Tenant		2,020	2,020
HCV/ PBVs (TBD)		-	-
Totals	967	2,020	2,987

HCVs is the number of units "authorized"; current funding serves about XXXX+/-.

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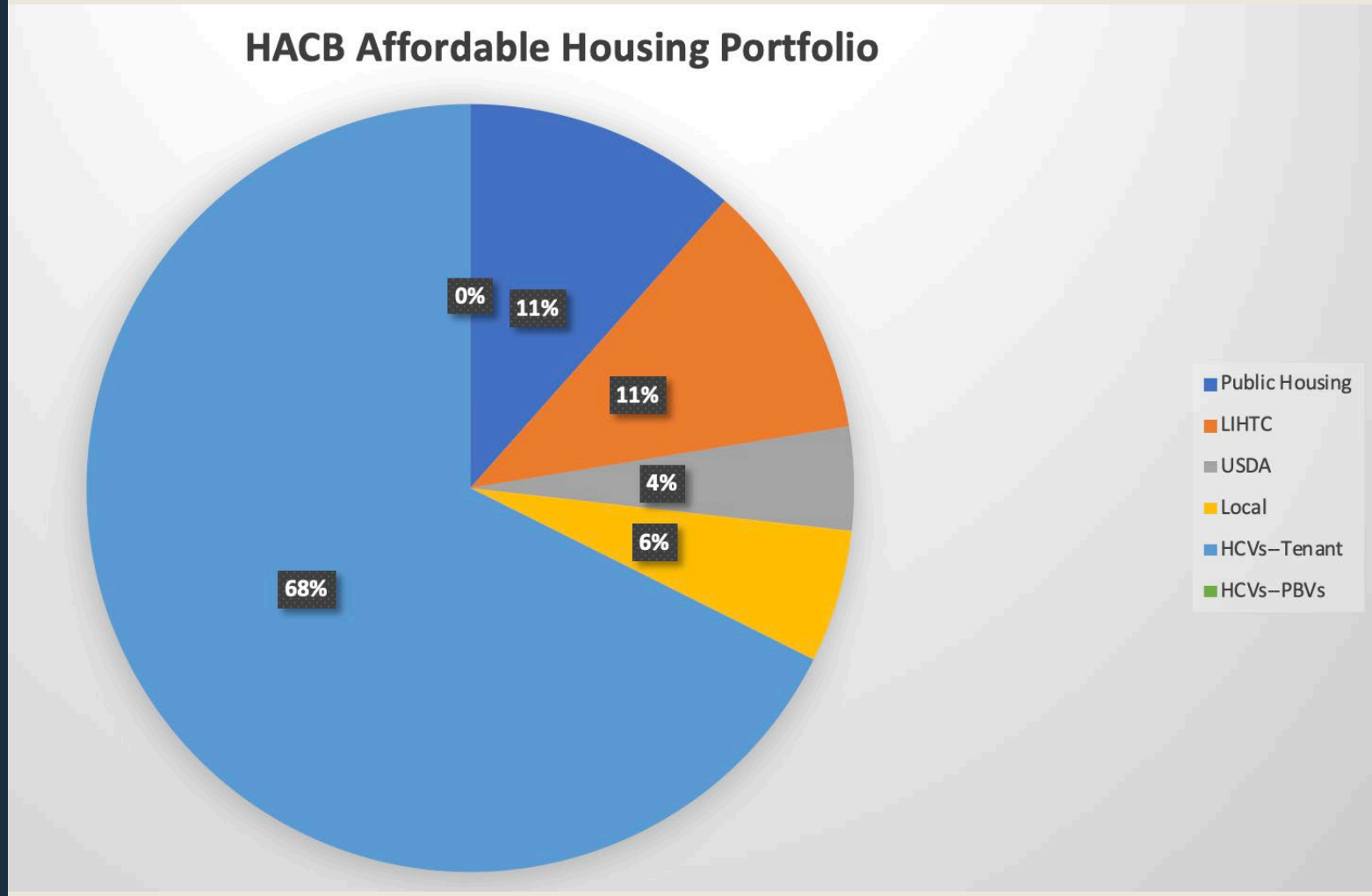
HACB PORTFOLIO TODAY



HACB REPOSITIONING GOALS

- Consolidate HUD-assisted project operations in one program (Section 8), rather than two
- Maximize potential rental income
- Initially convert at least 95 units to then be eligible for additional options available for Small PHAs (250 or fewer units)
- Preserve and upgrade all existing units, & add more if possible, potentially at least in Chico
- Higher quality of living for residents
- Balance investment level & quality
- Continued Financial Support for COCC

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STEP ONE: RENT SETTING & OPTIMIZING— RAD AND SECTION 18/SVC (TPV)

County of Butte Housing Authority — Rent Reasonable as % of FMR 110%

Oroville Only

BR Sizes	2021 RAD Contract Rents	Reason-able Rents	2021 FMRs	Utility Allow-ances	110% FMRs Less UAs	120% FMRs Less UAs
1BR	$581	$891	$904	$103	$891	$982
2BR	$766	$1,208	$1,192	$103	$1,208	$1,327
3BR	$1,087	$1,758	$1,692	$103	$1,758	$1,927

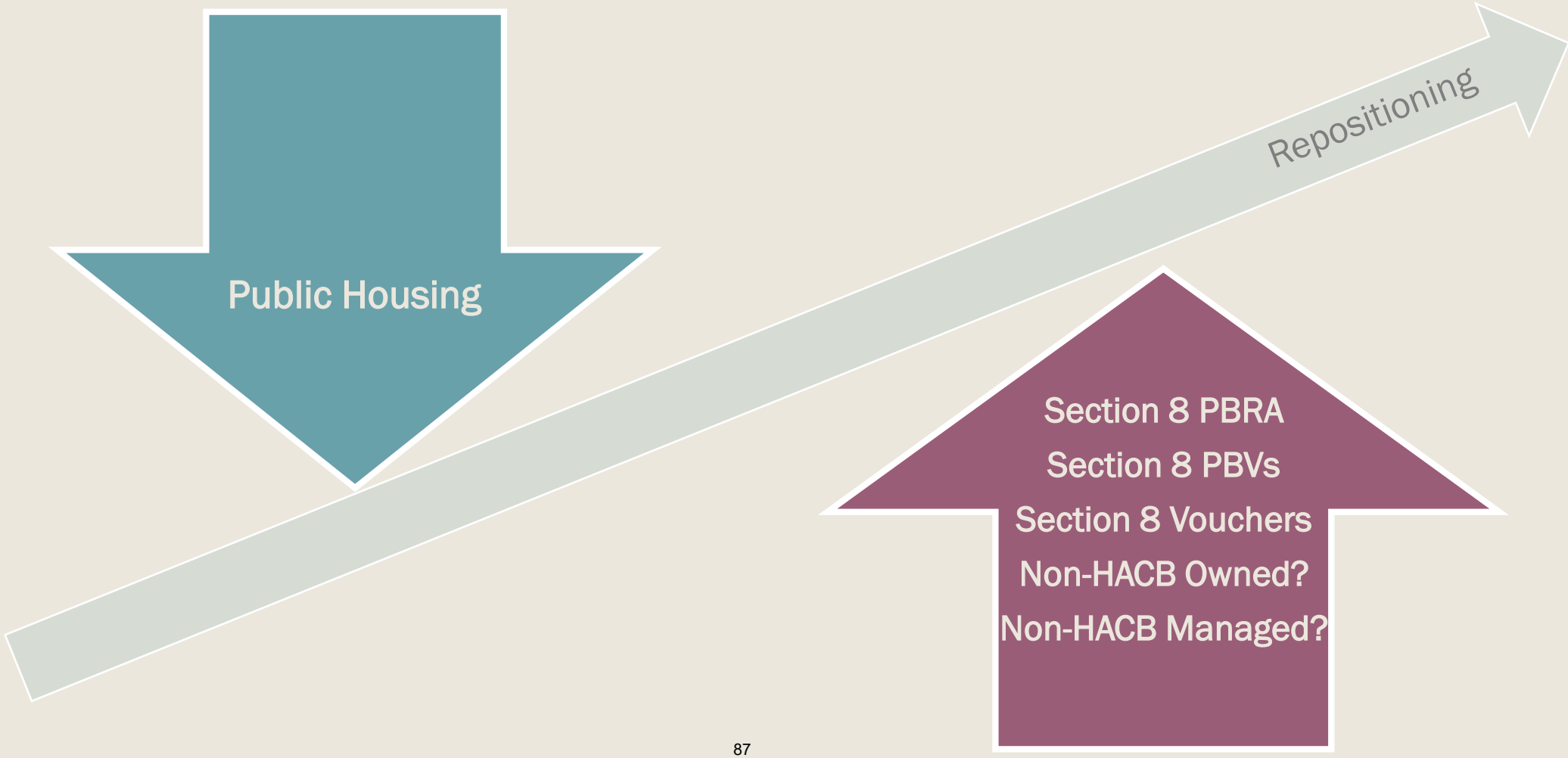
County of Butte Housing Authority — *Oroville Only*

BR Sizes	RAD PBV Rents	RAD PBRA Rents	2021 S. 18/S. 22 TPV as PBVs		PBV/PBRA RAD Rents	TPVs/PBVs
1BR	$581	$581	$891	57	$397,404	$609,718
2BR	$766	$766	$1,208	3	$27,576	$43,495
3BR	$1,087	$1,087	$1,758	70	$913,080	$1,476,888
				130	$1,338,060	$2,130,101
					$ 918	$ 1,365
						49%

A key goal of Repositioning is to maximize contract rents, using the HUD programs to best advantage: Section 18, Section 22, and Section 32 provide rents 49% higher than RAD PBV, and 34% higher than RAD PBRA units in an Opportunity Zone. The Option 1 approach results in 257 units to receive rents substantially above the RAD level (this is 74% of the total portfolio).

With Oroville as an example, as a RAD/Section 18 Blend (60/40), first year funding would be $1,265 PUM, or $1.97 million versus $918 as RAD PBV PUM, or $1.3 million, an increase of 49%.

HACB'S PORTFOLIO FUTURE



REPOSITIONING BACKGROUND

Key Tools and Associated Requirements

RAD

- A PHA can convert to either Section 8 PBRA or PBV, with initial rents equal to current funding, with some potential enhancements.

- Types of RAD transactions:
  - *Financing Type*
    - No Debt
    - Debt (Conventional or FHA-insured)
    - LIHTC (4%, 9%, Historic)
  - *Improvements*
    - Rehab
    - New Construction
    - Transfer of Assistance (TOA)

- RAD is a preservation program – a PHA must replace all units *with hard units*, either on-site or off-site, with certain exceptions for de-minimis reductions, eliminating efficiency units, etc.

SECTION 18 ELIGIBILITY CRITERIA*

- Obsolescence: Backlog Needs >/= 57.14% of TDC e.g. For Oroville, 57.14% of TDC = $187,654 per unit; very high barrier to entry.
- Health and Safety/Neighborhood Incompatible with Residential Use
- Scattered Sites
- RAD/Section 18 Blends (30%, 60%, or 90% of HUD HCC)
- Small PHA Blend (80% Section 18, 20% RAD Rents)

**HUD generally provides TPVs for all units occupied within the prior 24 months.*

HCB HOUSING AUTHORITY of the County of Butte

DDTF AND ARF FUNDING

Demolition or Disposition Transitional Funding (DDTF)

- PHAs are eligible for five additional years of Capital Funding whenever a unit is removed through Section 18 Demolition or Disposition.
- Under RAD, DDTF funds *from Section 18 projects* can be used as a source in the Development Budget or exchanged for a “rent boost” or “rent augmentation”.
- The Option 1 approach results in $753,000 in DDTF.

91

Asset Repositioning Fees (ARF)

- PHAs are eligible for three years of reduced operating funds whenever a unit is removed through a Section 18 demolition action, or two years for a disposition action.
- The Option 1 approach results in $356,000 in ARF fees.
- No ARF or DDTF funds are available under RAD or SVC conversions.

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OTHER SPECIAL RAD FEATURES

- Opportunity Zone “Bonus” of up to $100 PUM for RAD PBRA conversions with construction costs at or above 60% of HUD’s HCC. HACB has 209 units “in the Zone.”
- RAD Rent-bundling—where there are multiple AMPs, the contract rents can be shifted between them in a revenue-neutral manner.
- RAD Rehab Assistance Payments (RAP)—this provides continued subsidy on vacant units during construction, approximately $541 PUM for HACB. This is estimated at $1,038,244 for the Option 1 plan, all phases combined.
- RAD offers a Portfolio Award Option, where projects can be sequenced but receive guaranteed program coverage.

PROPERTY ANALYSIS

Site-specific Repositioning Strategies

BUILDING BLOCKS—FITTING IT ALL TOGETHER

- Capital Needs and Site Limitations
- Unit Reconfiguration
- Financial Resources Available
- Program Opportunities and Constraints
- Economies of Scale
- Opportunity Zone
- Resident, Partners and Community Buy-In
- Agency Goals and Long-Term Plans
- Overall Economic Impact
  - Contract Rents
  - All-in Capital Infusion
  - Long-term Cash Flow
  - Fees, Proceeds of Sale
- Construction Costs
- Asset Management

STEP TWO: CAPITAL NEEDS ASSESSMENT

County of Butte (CA) Housing Authority

Estimated Capital Needs	Chico	Oroville	Biggs/Gridley	Totals
Estimated Capital Needs Immediate -- Years 0-3	$ 1,107,566	$ 963,655	$ 424,554	$ 2,495,776
Estimated Capital Needs -- Years 4-10	$ 2,961,765	$ 2,576,931	$ 1,135,310	$ 6,674,006
Estimated Capital Needs 11 Years 11-20	$ 4,605,488	$ 4,007,078	$ 1,765,385	$ 10,377,951
	$ 8,674,819	$ 7,547,665	$ 3,325,249	$ 19,547,733
Total Units	145	130	70	345
Average Capital Needs per Units Years 1-20	$ 59,826	$ 58,059	$ 47,504	$ 56,660

For the RAD Program, HUD Requires the PHA to submit a financing plan that demonstrates that the project economics can address the capital needs over a 20-year timeframe, using a "life cycle" approach.

These estimates are based on a management-prepared capital needs assessment, focused on the basic needs over a 20-year timeframe, to return all units to decent, safe and sanitary conditions, replacing components that have exceeded their expected useful lives. These estimates do not include owner's estimates of additional improvements focused on long-term marketability, and other amenities.

STEP THREE: FEASIBILITY ASSESSMENT

Summary of Repositioning Analysis--Butte, CA 6/10/21		Maximum 20-Year Capital Needs Coverage Support per unit with No PHA funds and No Gap; Assumes Operating Expense 10%-15% reduction on Financed Transactions								No PHA Funds, No Gap	Total Project Development Costs (TDC) Achieved	
Project Name	Total Units	Capital Needs Per Unit	As PH	RAD Non-Fin	RAD Debt Only	RAD 4% Rehab	New 20% Blend	New 40% Blend	New 60% Blend	Small PHA Blend + LIHTC	Section 18/22 with TPV/PBV	TDC Small PHA Blend + LIHTC	TDC 100% Section 18 FMRs
Chico (Only)	145	$ 54,388	$ 40,131	$ 57,980	$44,605	$ 92,441	$157,241	$187,241	$208,321	$ 226,516	$ 232,141	$ 49,029,264	$ 50,146,206
Oroville (Only)	130	$ 58,059	$ 40,131	$ 47,206	$37,395	$ 80,091	$137,041	$168,541	$195,091	$ 207,941	$ 212,791	$ 40,776,280	$ 41,648,771
Biggs/Gridley	70	$ 57,142	$ 40,131	$ 68,534	$49,595	$ 90,041	$132,941	$163,591	$189,341	$ 209,991	$ 221,141	$ 22,335,274	$ 23,414,509
Totals and Averages	345	$ 56,330	40,131	$ 56,062	$ 42,901	$ 87,300	$ 144,699	$ 175,396	$ 199,485	$ 216,164	$ 222,618	$ 112,140,818	$ 115,209,486
											DDTF	$ 3,477,600	$ 4,347,000
											ARF	$ 1,699,222	$ 2,124,027
											Totals, with DDTF and ARF	$ 117,317,640	$ 121,680,513
											Average TDC per Unit	$ 325,046	$ 333,941

Calculations for all "Blends" except for Small PHA Blend Non-Financial, assume use of 4% LIHTC as a source.

Annual Deposit to R/R Debt only	$ 11,495	PUPA	$ 11,495
Annual Deposit to R/R LIHTC	$ 8,941	PUPA	$ 8,941

For the RAD Program, HUD Requires the PHA to submit a financing plan that demonstrates that the project economics can address the capital needs over a 20-year timeframe, using a "life cycle" approach.

REPOSITIONING SCENARIOS ANALYZED--SUMMARY

County of Butte (CA) Housing Authority

Repositioning Scenario 1

	units	DOFAs	Approach	RAD Rents	S.18 Rents	Total RAD	Total S. 18	Total Rents	PUM	S18 as % of Total	DDTF	ARF
Oroville	97	'82, 93, 96	60% Blend	$ 918	$ 1,365	$ 35,618	$ 79,443	$ 115,061	$ 1,186	69%	$ 753,120	$ 356,118
Oroville (33 units); Biggs/Gridley/Chico	248	1958 to 1996	80/20 Blend	$ 961	$ 1,445	$ 47,644	$ 286,652	$ 334,296	$ 1,348	86%		
Grand Totals	345					$ 83,262	$ 366,095	$ 449,357	$ 1,302	81%		
					Total units	88	257	345				
							74%	26%				

Repositioning Scenario 2

	units	DOFAs	Approach	RAD Rents	S.18 Rents	Total RAD	Total S. 18	Total Rents	PUM	S18 as % of Total	DDTF	ARF
Chico	145	'61, 88	60% Blend	$ 985	$ 1,432	$ 57,130	$ 124,584	$ 181,714	$ 1,253		$ 1,125,797	$ 532,341
Oroville/Biggs/Gridley	200	1958 to 1996	80/20 Blend	$ 922	$ 1,415	$ 36,888	$ 226,464	$ 263,352	$ 1,317	86%		
Grand Totals	345					$ 94,018	$ 351,048	$ 445,066	$ 1,290	79%		
					Total Units	98	247	345				
							72%	28%				

Repositioning Scenario 3

	units	DOFAs	Approach	RAD Rents	S.18 Rents	Total RAD	Total S. 18	Total Rents	PUM	S18 as % of Total	DDTF	ARF
Oroville/Biggs	200	1958 to 1996	60% Blend	$ 922	$ 1,415	$ 73,776	$ 169,848	$ 243,624	$ 1,218		$ 1,552,824	$ 734,264
Chico	145	'61, 88	80/20 Blend	$ 985	$ 1,432	$ 28,565	$ 166,112	$ 194,677	$ 1,343			
Grand Totals	345					$ 102,341	$ 335,960	$ 438,301	$ 1,270	77%		
					Total units	109	236	345				
							68%	32%				

HACB HOUSING AUTHORITY of the County of Butte

REPOSITIONING SCENARIOS ANALYZED

County of Butte (CA) Housing Authority

Repositioning Scenario 1

	units	DOFAs	Approach	RAD Rents	S.18 Rents	Total RAD	Total S. 18	Total Rents	PUM	S18 as % of Total	DDTF	ARF
Oroville	97	'82, 93, 96	60% Blend	$ 918	$ 1,365	$ 35,618	$ 79,443	$ 115,061	$ 1,186		$ 753,120	$ 356,118
Oroville	33	'82, 93, 96	80/20 Blend	$ 918	$ 1,365	$ 6,059	$ 36,036	$ 42,095	$ 1,276			
Biggs/Gridley	70	'58, 66		$ 930	$ 1,509	$ 13,020	$ 84,504	$ 97,524	$ 1,393			
Chico	145	'61, 88		$ 985	$ 1,432	$ 28,565	$ 166,112	$ 194,677	$ 1,343			
	248					$ 47,644	$ 286,652	$ 334,296	$ 1,348	86%		
Grand Totals	345					$ 83,262	$ 366,095	$ 449,357	$ 1,302	81%		
					Total units	88	257	345				
							74%					

1. Reduce portfolio to under 250 units to qualify as “Small PHA”
2. Use 60% Construction Blend to have 40% of the units receiving FMR-based rents
3. Balance of Oroville units and Biggs/Gridley potentially as a combined second transaction, using Small PHA Blend
4. Chico last; could receive DDTF funds either as “Source” or as Rent enhancement; can be phased, with possible demo & replacement
5. Include all capital funds and PH reserves in last phase

REPOSITIONING SCENARIOS ANALYZED

Repositioning Scenario 2

	units	DOFAs	Approach	RAD Rents	S.18 Rents	Total RAD	Total S. 18	Total Rents	PUM	S18 as % of Total	DDTF	ARF
Chico	145	'61, 88	60% Blend	$ 985	$ 1,432	$ 57,130	$ 124,584	$ 181,714	$ 1,253		$ 1,125,797	$ 532,341
Oroville	130	'82, 93, 96	80/20 Blend	$ 918	$ 1,365	$ 23,868	$ 141,960	$ 165,828	$ 1,276			
Biggs/Gridley	70	'58, 66		$ 930	$ 1,509	$ 13,020	$ 84,504	$ 97,524	$ 1,393			
Chico	0	'61, 88		$ -	$ -	$ -	$ -	$ -	$ -			
	200					$ 36,888	$ 226,464	$ 263,352	$ 1,317	86%		
Grand Totals	345					$ 94,018	$ 351,048	$ 445,066	$ 1,290	79%		
					Total units	98	247	345				
							72%					

1. Reduce portfolio to under 250 units to qualify as “Small PHA”
2. Use 60% Construction Blend to have 40% of the units receiving FMR-based rents
3. Oroville units and Biggs/Gridley potentially as a combined second transaction, using Small PHA Blend
4. DDTF from Phase 1 to support second phase
5. Include all remaining PH Capital Funds and Reserves in last phase

HACB HOUSING AUTHORITY of the County of Butte

REPOSITIONING SCENARIOS ANALYZED

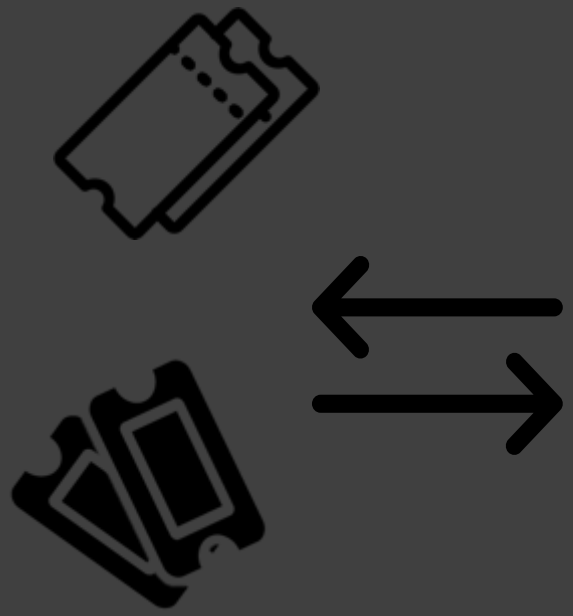
Repositioning Scenario 3

	units	DOFAs	Approach	RAD Rents	S.18 Rents	Total RAD	Total S. 18	Total Rents	PUM	S18 as % of Total	DDTF	ARF
Oroville/Biggs	200	'58, 66,82,93	60% Blend	$ 922	$ 1,415	$ 73,776	$ 169,848	$ 243,624	$ 1,218		$ 1,552,824	$ 734,264
Oroville	0		80/20 Blend	$ 918	$ 1,365	$ -	$ -	$ -	$ -			
Biggs/Gridley	0			$ 930	$ 1,509	$ -	$ -	$ -	$ -			
Chico	145	'61, 88		$ 985	$ 1,432	$ 28,565	$ 166,112	$ 194,677	$ -			
	145					$ 28,565	$ 166,112	$ 194,677	$ 1,343	85%		
Grand Totals	345					$ 102,341	$ 335,960	$ 438,301	$ 1,270	77%		
					units	109	236	345				
							68%					

1. Reduce portfolio to under 250 units to qualify as “Small PHA”
2. Use 60% Construction Blend to have 40% of the units receiving FMR-based rents
3. Chico as second/last phase
4. DDTF from Phase 1 to support second phase
5. Include all remaining PH Capital Funds and Reserves in Chico phase

HACB
HOUSING AUTHORITY
of the County of Butte

POTENTIAL SURPLUS ASSISTANCE



Excess TPVs

- Excess TPVs are generated by units eligible for TPVs but where they are not needed to meet relocation needs.
- How should these excess TPVs be used? Add to regular voucher program? Or set aside for project-based vouchers (PBVs) and future redevelopment?

RAD CAT Units

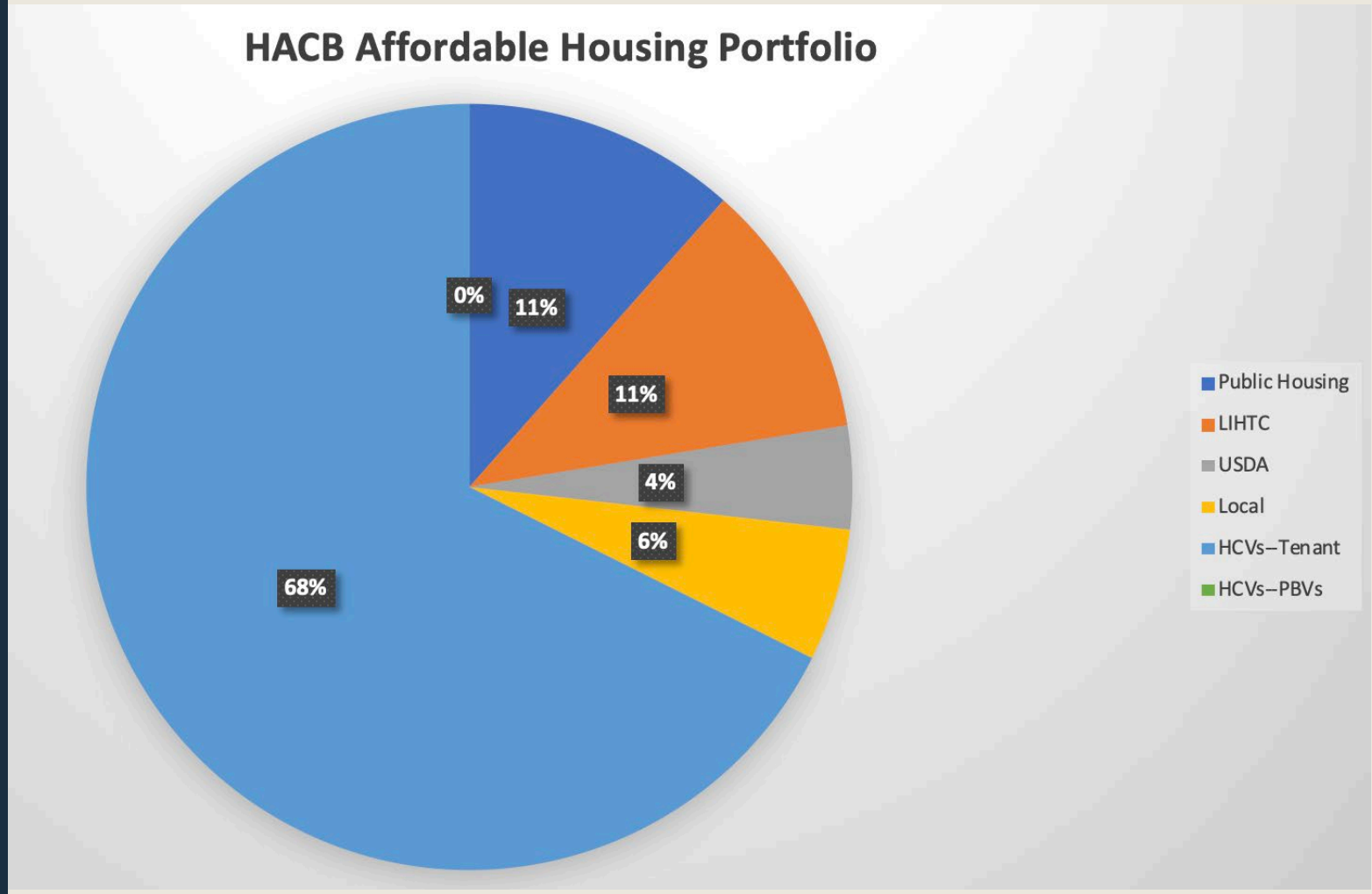
- If, for example, efficiencies were combined into fewer, but larger units, the “lost” units could be treated as “Closed”, awaiting Transfer of Assistance, or RAD/CAT.
- Would HACB want to “preserve” this assistance as RAD CAT units and attempt to place elsewhere (Transfer of Assistance)? The Option 1 Strategy does not generate any RAD/CAT units.

TAKING STOCK

HACB PORTFOLIO TODAY

HACB	Permanent	Vouchers	Total
Public Housing			
Public Housing	345		345
LIHTC	325		325
USDA	130		130
Local	167		167
Subtotal	967		967
Section 8 Vouchers			
HCVs--Tenant		2,020	2,020
HCV/ PBVs (TBD)		-	-
Totals	967	2,020	2,987

HCVs is the number of units "authorized"; current funding serves about XXXX+/-.

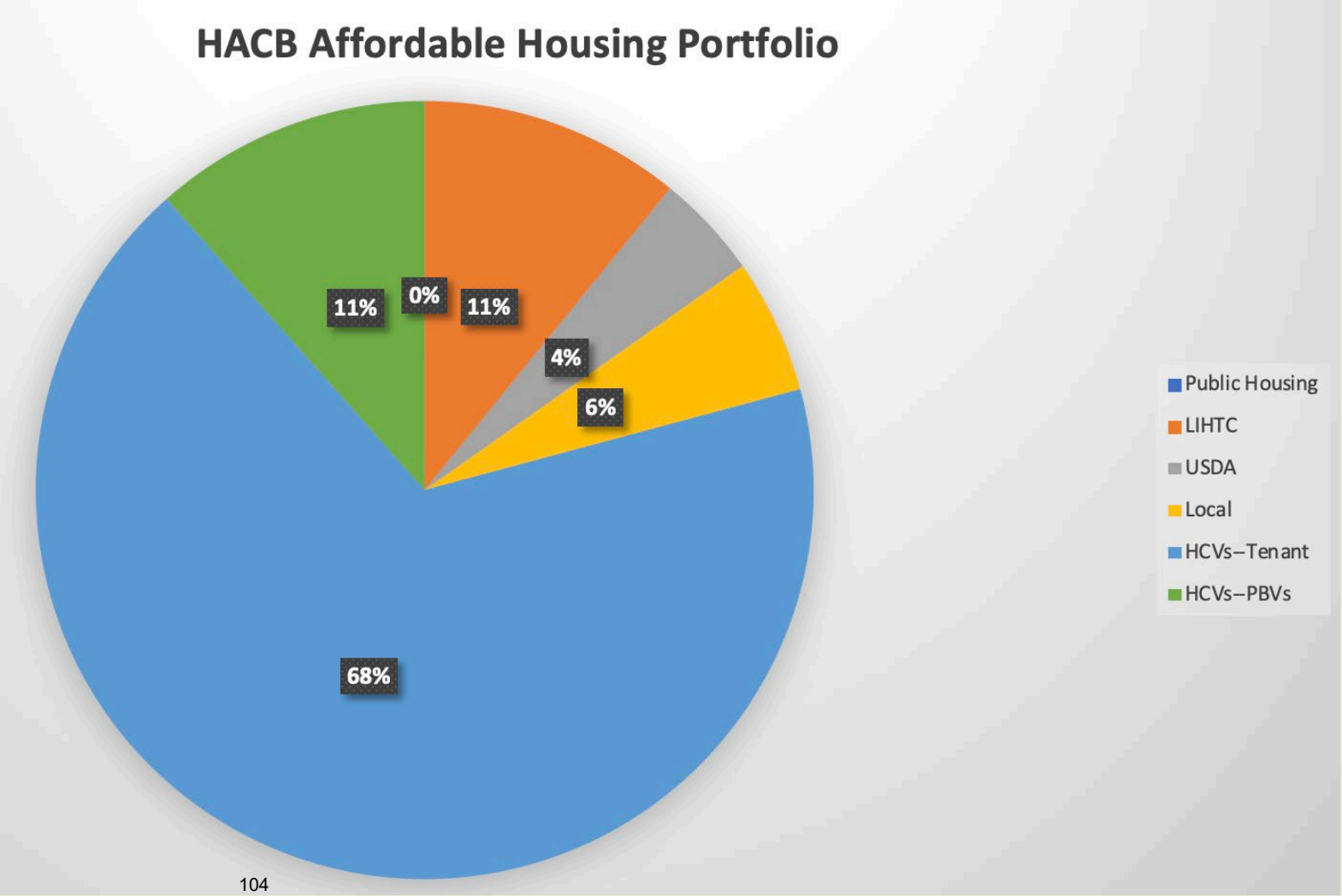


HACB HOUSING AUTHORITY of the County of Butte

HACB PORTFOLIO "*Tomorrow*"

HACB	Permanent	Vouchers	Total
Public Housing			
Public Housing	345		345
LIHTC	325		325
USDA	130		130
Local	167		167
Subtotal	967		967
Section 8 Vouchers			
HCVs--Tenant		2,020	2,020
HCV/ PBVs (TBD)		-	-
Totals	967	2,020	2,987

HACB	Permanent	Vouchers	Total
Public Housing			
Public Housing	-		-
LIHTC	325		325
USDA	130		130
Local	167		167
Subtotal	622		622
Section 8 Vouchers			
HCVs--Tenant		2,020	2,020
HCV/ PBVs	345	-	345
Totals	967	2,020	2,987



OVERALL BENEFITS TO HACB

Benefits to Authority		Oroville Only	Chico Only	Biggs/Gridley	Total	Per Unit
Hard Construction Budget + Contingency		$ 25,870,000	$ 31,548,375	$ 14,073,500	$ 71,491,875	$ 207,223
20-Year Contributions to Reserves		$ 1,222,602	$ 1,363,672	$ 658,324	$ 3,244,598	$ 9,405
Sources and Uses Surplus (Gap)		$ 14,569	$ 16,370	$ 5,301	$ 36,241	$ 105
Share of Developer Fee	50%	$ 2,510,003	$ 3,031,004	$ 688,206	$ 6,229,213	$ 18,056
Share of 20-Year Cash Flow	50%	$ 2,450,269	$ 3,180,146	$ 1,733,983	$ 7,364,399	$ 21,346
Total Potential Benefit		$ 32,067,443	$ 39,139,567	$ 17,159,314	$ 88,366,324	$ 256,134
20-Year Capital Needs		$ 7,547,665	$ 7,886,199	$ 3,999,956	$ 19,433,820	$ 56,330
Hard Construction + Reserves		$ 27,092,602	$ 32,912,047	$ 14,731,824	$ 74,736,473	$ 216,627
Variance		$ 19,544,937	$ 25,025,848	$ 10,731,868	$ 55,302,653	$ 160,298

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APPENDICES

1.
2.
3.
4.
5.

June 11, 2021

MEMO

To: HACB Board of Commissioners

From: Sue Kemp, Finance Director
Larry Guanzon, Deputy Executive Director

Subject: FY 2022 USDA-RD Gridley Farm Labor Housing Budget

To follow is the proposed FY 2022 Budget, with Narrative, for USDA-RD Gridley Farm Labor Housing.

The proposed budget is due to USDA-RD by June 30th, which is one month earlier than if there were no rent increases. There were changes to unit composition as the result of renovation resulting in higher rental revenue and reduced debt service because Loan 4 will be paid off in FY 2021. The utility allowances are not finalized, so the final rent may vary slightly from the proposed amounts. Once received and reviewed by USDA, there may be some other alterations to the budget. These changes are usually minor and will be reported to the Board with the Consolidated Operating Budget.

The proposed budget was reviewed by the Budget Committee.

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

Recommend approval of Resolution No 4818

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4818

APPROVAL OF
FISCAL YEAR 2022 BUDGET
FOR THE
USDA-RD FARM LABOR HOUSING PROGRAM

WHEREAS, the Housing Authority of the County of Butte (HACB) approves an Operating Budget on an annual basis for its U.S. Department of Agriculture Rural Development (USDA-RD) Farm Labor Housing (FLH) program, operated at 850 East Gridley Road, Gridley CA; and

WHEREAS, the Operating Budget addresses and budgets anticipated expenses and revenues of the HACB in the operation and administration of its FLH program for the 2022 fiscal year, extending from October 1, 2021 through September 30, 2022; and

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

WHEREAS, the HACB has drafted a proposed Operating Budget for its FLH program for the 2022 Fiscal Year; and

WHEREAS, the draft Operating Budget has been determined to be in the best interest of the HACB and the FLH program;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte (HACB) to hereby authorize submittal and negotiation of its U.S. Department of Agriculture Rural Development Fiscal Year 2022 Operating Budget, attached to and made a part of this resolution, for its Farm Labor Housing program, operated at 850 East Gridley Road, Gridley, CA, and, further, to authorize the Executive Director to sign all applicable program and contract forms on behalf of the HACB and submit them to the U.S. Department of Agriculture, and other contracting entities as required, to implement and administer the budget upon acceptance by the U.S. Department of Agriculture.

Dated: June 17, 2021.

_____
Laura Moravec, Board Chair

ATTEST:

_____
Edward S. Mayer, Secretary

Housing Authority of the County of Butte **6/10/2021**
Gridley Farm Labor Housing
Project ID 826391452
FY 2021 Budget Request Narrative

Project Description and Status: The Gridley Farm Labor Housing (GFLH) property continues with the renovation process. Phases 2 & 3 was funded, and work will be completed by the end of July 2021. The renovation process has once again changed the unit composition of the property. The proposed Rental Income was calculated using a total of one hundred three (103) units; which excludes sixteen (16) uninhabitable and offline units. The unit composition is four (4) one (1) bedroom units; eighty-three (83) two (2) bedroom units; twelve (12) three (3) bedroom units; and four (4) four (4) bedroom units. There are currently eighty (80) units occupied with ten (10) families on the waiting list, pending eligibility verification. The budget assumes that an average of seventy-eight (78) units will be occupied in FY 2021. The occupancy rate is consistent with last year.

Statement of Project Compliance: The most recent Workout Plan was approved in July 2016 and the project is in compliance with the Workout Plan requirements.

Project Financial Status: The cash flow is positive this FY 2021 with the goal of recouping the negative cash flow of -$20,119 from FY 2020. Occupancy rates are stable, and expenses are being monitored closely.

The FY 2022 projected income is higher than FY 2021; however, the vacancy loss is also higher due to more units online but not occupied. The expected increased cash flow is being budgeted for Maintenance Payroll, Grounds contracts, tree removal, and other services. Insurance rates continue to rise with Flood Insurance consuming over $94,000 (12.5%) of the annual operating budget; which is a $6,000 increase over last year.

The project continues to benefit from a zero Management Fee expense. Although HACB acts as the Management Agent, no Management Fees are paid. HACB charges a few hours of Management's time to the property with the balance of overhead costs being absorbed by non-federal funds. HACB also contributes over $20,000 per year in non-federal funds to the Mi Casa Afterschool program which benefits the children at GFLH.

The HACB continues to supplement the operations and renovation of GFLH with non-federal funds since there are no management fees or indirect costs paid to the HACB. In addition to supplementing operations, the HACB budgets approximately $75,000 per year of its non-federal funds to pay for in-house construction management during the renovation process. HACB intends to request a Construction Management fee for renovation Phases 4 and payable from USDA grant funding.

As noted in previous narratives, the USDA loan payment amounts approved in 2017 will result in Loans 5 and 7 being paid off about one year before the stated maturity date. Loan 4 is will be paid in full in July 2021, resulting in a $54,634 annual increase to project cash flow in FY 2022 and beyond.

Cash Flow Statement: To follow are explanations of specific line items from RD Form 3560-7.

CASH SOURCES (Part I)

- **Rental Income** (Page 1 Part 1 Line 1) –Rent changes are currently proposed as follows:

  - One (1) bedroom units, increase from $810 to $820 (renovated);
  - Two (2) bedroom units, increase from $825 to $835 (old and renovated);
  - Three (3) bedroom units increase from $1,523 to $1,561 (old and renovated); and
  - Four (4) bedroom units increase from $1,771 to $1,914 (renovated)

  Rents are calculated using the 2021 Fair Market Rent less Utility Allowance except for the two (2) bedroom units which include many units that are not renovated, thus they are not as appealing to renters. The net rent

of $936,210 was calculated with an average of seventy-seven (78) occupied units per month. Over the past several years, the property has not seen occupancy of greater than eighty-six (86) units. Many applicants still lack the farm labor income or would prefer a renovated unit. When units are renovated they become more desirable.

❖ **Total Cash Sources** (Page 1 Part 1 Line 15): projected to realize an 11.3% increase over FY 2021.

CASH USES (Part I)

❖ **Total O&M Expenses** (Page 1 Part I Line 16, detailed on Page 2 Part II) – increased by 19.5%.

- **Sub-Total Maint. & Operations** (Part II Line 11) - increased by 37.5%.
  - Maintenance and Repair Payroll increased by 25.6%. This includes increases to the Maintenance worker's pay rate and hours devoted to the project, plus the Resident Manager's rent-free unit.
  - Grounds increased 21.1% based upon increased costs passed on from the landscaping contractor.
  - Services increased 10.0% for Security Patrol costs, which is on trend plus hourly rate increase.
  - Annual Capital Budget is a substantial portion of the increase in budget. $12,275 for estimated appliance and fixture replacements and $23.500 for tree trimming and emergency removal.
- **Sub-Total Utilities** (Part II, Line 18) – increased by 4.5%.
  - Water is budgeted much higher because additional costs for testing and maintenance of the Wells.
  - Sewer costs are billed annually from the City of Gridley and reflect the average amount paid for prior years, however, the actual amount is not known until it is billed after year end.
  - Garbage service contract is anticipated to decrease by 11%.
- **Sub-Total Administrative** (Part II Line 33) – increased by 8.8%.
  - Site Payroll was increased 5.0% for normal pay increases.
  - Audit costs increased by 5%.
  - Bookkeeping/Accounting increased 10.5% based up hourly rate and time increases.
  - Legal Expenses were increased by 108.3% based upon current trend.
  - Advertising budget was increased by 138.1% to expand the scope and frequency.
  - Office supplies vary from year to year, but $2,000 is average.
  - Training Expense is budgeted for one FTE to attend the annual USDA training.
  - Health Insurance; Payroll Taxes; and Worker's Comp increased with increased Payroll.
- **Sub-Total Taxes and Insurance** (Part II line 40) – increased by 25.0%.
  - Special Assessments, which is budgeted for Payment in Lieu of Taxes, was increased slightly to accommodate changing tax rates and property values.
  - Property and Liability Insurance was budgeted at current plus 15%
  - Other Insurance was budgeted at current plus 15%. This line item includes Flood Insurance, which has been increasing every year.

❖ **RHS Debt Payment** (Part I Line 17) – Reduced because Loan 4 will be paid in full in July 2021, saving $4,552/month in cash flow.

❖ **Annual Capital Budget** (Part I Line 26 from Part III, Lines 4-6) $35,000 for asphalt repairs to the property's streets and drives.

❖ **Non-Profit Management Fee** (Part I, Line 23) - Although HACB incurs eligible costs associated with the project, this has been eliminated from the budget due to the Work-Out Plan

❖ **Utility Allowances –** Documentation will be provided separately.

Form RD 3560-7
(Rev 05-06)

MULTIPLE FAMILY HOUSING PROJECT BUDGET/ UTILITY ALLOWANCE

FORM APPROVED
OMB NO. 0575-0189

PROJECT NAME	BORROWER NAME	BORROWER ID AND PROJECT NO.
Gridley Farm Labor Housing	HOUSING AUTHORITY OF THE COUNTY OF BUTTE	04- 004- 826391452
Loan/Transfer Amount $	Note Rate Payment $	IC Payment $

Reporting Period	Budget Type	Project Rental Type	Profit Type	These utilities are master metered:	I hereby request
■ Annual	■ Initial	■ Family	☐ Full Profit		____ units of RA. Current Number
☐ Quarterly	☐ Regular Report	☐ Elderly	☐ Limited Profit	☐ Electricity ☐ Gas	of RA units: 112.
☐ Monthly	☐ Rent Change	☐ Congregate	■ Non-Profit	■ Water ■ Sewer	Borrower Accounting Method
	☐ SMR	☐ Group Home		■ Trash	☐ Cash ■ Accrual
	☐ Other Servicing	☐ Mixed ☐ LH		☐ Other	

PART I - CASH FLOW STATEMENT

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
BEGINNING DATES >	(10-01-2020)	(- -)	(10-01-2020)	(- -)
ENDING DATES >	(09-30-2021)	(- -)	(09-30-2021)	(- -)
OPERATIONAL CASH SOURCES				
1. RENTAL INCOME	982,968		1,187,676	78 avg occupied
2. RHS RENTAL ASSISTANCE RECEIVED				
3. APPLICATION FEES RECEIVED				
4. LAUNDRY AND VENDING	2,600		2,600	
5. INTEREST INCOME	200		200	
6. TENANT CHARGES	2,400		2,400	
7. OTHER - PROJECT SOURCES	0		0	
8. LESS *(Vacancy and Contingency Allowance)*	(128,700)		(251,466)	
9. LESS *(Agency Approved Incentive Allowance)*	0		0	
10. SUB-TOTAL [(1 THRU 7) - (8 & 9)]	859,468	0	941,410	
NON-OPERATIONAL CASH SOURCES				
11. CASH - NON PROJECT				
12. AUTHORIZED LOAN *(Non-RHS)*				
13. TRANSFER FROM RESERVE	17,800		35,000	
14. SUB-TOTAL *(11 THRU 13)*	17,800	0	35,000	
15. **TOTAL CASH SOURCES** *(10 + 14)*	877,268	0	976,410	
OPERATIONAL CASH USES				
16. TOTAL O & M EXPENSES *(From Part II)*	627,500		749,971	
17. RHS DEBT PAYMENT	196,228		150,703	Loans 5 & 7
18. RHS PAYMENT *(Overage)*				
19. RHS PAYMENT *(Late Fee)*				
20. REDUCTION IN PRIOR YEAR PAYABLES				
21. TENANT UTILITY PAYMENTS				
22. TRANSFER TO RESERVE	34,500		34,500	
23. RETURN TO OWNER/NP ASSET MANAGEMENT FEE	0		0	
24. SUB-TOTAL *(16 thru 23)*	858,228	0	935,174	
NON-OPERATIONAL CASH USES				
25. AUTHORIZED DEBT PAYMENT (Non-RHS)				
26. ANNUAL CAPITAL BUDGET (*From Part III, lines 4-6)*	17,800		35,000	
27. MISCELLANEOUS		0	5,000	Bad Debt
28. SUB-TOTAL *(25 thru 27)*	17,800	0	40,000	
29. **TOTAL CASH USES** *(24+28)*	876,028	0	975,174	
30. **NET CASH (DEFICIT)** *(15-29)*	1,240	0	1,236	
CASH BALANCE				
31. BEGINNING CASH BALANCE	54,582		27,500	
32. ACCRUAL TO CASH ADJUSTMENT				
33. ENDING CASH BALANCE *(30+31+32)*	55,821	0	28,736	

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0189. The time required to complete this information collection is estimated to average 2 1/2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

PART II - OPERATING AND MAINTENANCE EXPENSE SCHEDULE

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
1. MAINTENANCE & REPAIRS PAYROLL	43,000		54,000	0.75 FTE + Res. Mgr
2. MAINTENANCE & REPAIRS SUPPLY	15,000		15,000	based upon trend
MAINTENANCE & REPAIRS CONTRACT	14,000		14,000	based upon trend
4. PAINTING	0		0	
5. SNOW REMOVAL				
6. ELEVATOR MAINTENANCE/CONTRACT				
7. GROUNDS	79,250		96,000	increase to $8000/mo
8. SERVICES	22,000		24,200	current rate + 10%
9. ANNUAL CAPITAL BUDGET *(From Part V - Operating*	650		35,775	
10. OTHER OPERATING EXPENSES *(Itemize)*	3,500		5,000	vehicle fuel/maint
11. SUB-TOTAL MAINT. & OPERATING *(1 thru 10)*	177,400	0	243,975	
12. ELECTRICITY *If master metered*	32,000		32,000	
13. WATER *check box on*	26,000		35,000	
14. SEWER *front.*	19,000		19,000	
15. FUEL *(Oil/Coal/Gas)*	7,000		7,000	
16. GARBAGE & TRASH REMOVAL	33,715		30,000	
17. OTHER UTILITIES				
18. SUB-TOTAL UTILITIES *(12 thru 17)*	117,715	0	123,000	
19. SITE MANAGEMENT PAYROLL	93,200		98,000	
20. MANAGEMENT FEE				
21. PROJECT AUDITING EXPENSE	3,860		4,053	plus 5%
22. PROJECT BOOKKEEPING/ACCOUNTING	9,500		10,500	
23. LEGAL EXPENSES	1,200		2,500	
24. ADVERTISING	1,890		4,500	increase
25. TELEPHONE & ANSWERING SERVICE	5,400		5,400	
26. OFFICE SUPPLIES	2,000		2,000	
27. OFFICE FURNITURE & EQUIPMENT	0		0	
28. TRAINING EXPENSE	1,250		1,250	
29. HEALTH INS. & OTHER EMP. BENEFITS	50,308		51,204	
30. PAYROLL TAXES	12,609		13,541	
31. WORKER'S COMPENSATION	7,277		9,291	
32. OTHER ADMINISTRATIVE EXPENSES *(Itemize)*	11,791		15,601	
33. SUB-TOTAL ADMINISTRATIVE *(19 thru 32)*	200,285	0	217,840	
34. REAL ESTATE TAXES				
35. SPECIAL ASSESSMENTS	23,100		25,410	PILOT / Levee Impr
36. OTHER TAXES, LICENSES & PERMITS				
37. PROPERTY & LIABILITY INSURANCE	18,100		35,211	current +15%
38. FIDELITY COVERAGE INSURANCE				
39. OTHER INSURANCE	90,900		104,535	current +15%
40. SUB-TOTAL TAXES & INSURANCE *(34 thru 39)*	132,100	0	165,156	
41. TOTAL O & M EXPENSES *(11+18+33+40)*	627,500	0	749,971	19.5%

PART III - ACCOUNT BUDGETING/STATUS

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
RESERVE ACCOUNT:				
1. BEGINNING BALANCE	314,248		397,000	
2. TRANSFER TO RESERVE	34,500		34,500	
TRANSFER FROM RESERVE				
3. OPERATING DEFICIT				
4. ANNUAL CAPITAL BUDGET *(Part V - Reserve)*	(17,800)		(35,000)	
5. BUILDING & EQUIPMENT REPAIR				
6. OTHER NON-OPERATING EXPENSES				
7. TOTAL *(3 thru 6)*	(17,800)	0	(35,000)	
8. ENDING BALANCE *[(1 + 2) - 7]*	330,948	0	396,500	

GENERAL OPERATING ACCOUNT:*		
BEGINNING BALANCE		
ENDING BALANCE		
REAL ESTATE TAX AND INSURANCE ESCROW ACCOUNT:*		
BEGINNING BALANCE		
ENDING BALANCE		
TENANT SECURITY DEPOSIT ACCOUNT:*		
BEGINNING BALANCE		
ENDING BALANCE		

(Complete upon submission of actual expenses)*

NUMBER OF APPLICANTS ON THE WAITING LIST	10	RESERVE ACCT REQ. BALANCE	
NUMBER OF APPLICANTS NEEDING RA	6	AMOUNT AHEAD/(BEHIND)	

PART IV - RENT SCHEDULE AND UTILITY ALLOWANCE

A. CURRENT APPROVED RENTS/UTILITY ALLOWANCE

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			
BR SIZE	UNIT TYPE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD	UTILITY ALLOWANCE
1 br	CB	4	$810	$810		$38,880			$84
2 br	CB/Wood	76	$825	$825		$752,400			$106
3 br	CB/Wood	7	$1,523	$1,523		$127,932			$131
4 br	CB	3	$1,771	$1,771		$63,756			$150
		90	CURRENT RENT TOTALS:			$982,968			
						BASIC	NOTE	HUD	

B. PROPOSED RENTS - Effective Date: 10/1/2021

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE		
BR SIZE	UNIT TYPE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD
1 br	CB	4	$820	$820		$39,360		
2 br	CB/Wood	83	$835	$835		$831,660		
3 br	CB/Wood	12	$1,561	$1,561		$224,784		
4 br	CB	4	$1,914	$1,914		$91,872		
		103	PROPOSED RENT TOTALS:			$1,187,676		
						BASIC	NOTE	HUD

C. PROPOSED UTILITY ALLOWANCE - 10/1/2021

MONTHLY DOLLAR ALLOWANCES

BR SIZE	UNIT TYPE	NUMBER	ELECTRIC	GAS	WATER	SEWER	TRASH	OTHER	TOTAL
1 br	CB	4	$60.00	$24.00					$84.00
2 br	CB/Wood	83	$47.00	$59.00					$106.00
3 br	CB/Wood	12	$90.00	$41.00					$131.00
4 br	CB	4	$107.00	$43.00					$150.00

PART V - ANNUAL CAPITAL BUDGET

		Proposed Number of Units/Items	Proposed From Reserve	Actual from Reserve	Proposed From Operating	Actual from Operating	Actual Total Cost	Total Actual Units/Items
Appliances:								
	Range	3			1,800			
	Refrigerator	6			4,500			
	Range Hood	2			400			
	Washer & Dryers							
	Other:							
Carpet and Vinyl:								
	1 BR							
	2 BR							
	3 BR							
	4 BR							
	Other:							
Cabinets:								
	Kitchens							
	Bathroom							
	Other:							
Doors:								
	Exterior							
	Interior							
	Other:							
Window Coverings:								
	List:							
	Other:							
Heating and Air Conditioning:								
	Heating							
	Air conditioning							
	Other: Evap. Coolers	4			2,400			
Plumbing:								
	Water Heater	4			2,600			3
	Bath Sinks	1			100			1
	Kitchen Sinks	1			100			1
	Faucets	1			75			1
	Toilets	2			300			2
	Other: tub/shower							
Major Electrical:								
	List							
	Other:							
Structures:								
	Windows							
	Screens							
	Walls							
	Roofing							
	Siding							
	Exterior Painting							
	Other:							
Paving:								
	Asphalt		35,000					
	Concrete							
	Seal & Stripe							
	Other:							
Landscape and grounds:								
	Landscaping							
	Lawn Equipment							
	Fencing							
	Recreation area							
	Signs							
	Other: Tree work				23,500			
Accessibility features:								
	List:							
	Other:							
Automation equipment:								
	Site management							
	Common area							
	Other:							
Other:								
	List:							
	List:							
	List:							
TOTAL CAPITAL		**24**	**35,000**	**0**	**35,775**	**0**	**0**	**8**

PART VI - SIGNATURES, DATES AND COMMENTS

Warning: **Section 1001 of Title 18, United States Code provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowing and willfully falsifies, conceals or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry shall be fined under this title or imprisoned not more than five years, or both.**

I HAVE READ THE ABOVE WARNING STATEMENT AND I HEREBY CERTIFY THE FOREGOING INFORMATION IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

_____
(DATE)

_____
(Signature of Borrower or Borrower's Representative)

_____
(Title)

AGENCY APPROVAL *(Rural Development Approval Official)*	DATE:

COMMENTS:

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
GRIDLEY FARM LABOR HOUSING BUDGET NOTES
04- 004- 826391452
FISCAL YEAR 10/1/2021 to 9/30/2022

DETAIL LISTING OF OTHER ADMINISTRATIVE EXPENSES (Page 2, Line 32)

DESCRIPTION	AMOUNT
COPIER MAINTENANCE	360
POSTAGE METER & POSTAGE	4,800
BANK CHARGES	2,400
SOFTWARE MAINTENANCE	1,121
TENANT SERVICES (86 x $20)	1,720
CREDIT CHECKS	3,600
UTILITY ALLOWANCE STUDY - contracted	1,100
MISC. ADMIN COSTS	500
TOTAL (Page 2, Line 32)	15,601

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4819

AUTHORIZATION TO ESTABLISH USDA-RD FARMWORKER HOUSING PROGRAM BANKING ACCOUNTS WITH TRI COUNTIES BANK, CHICO

WHEREAS, the Housing Authority of the County of Butte (HACB) owns and operates the Gridley Farm Labor Housing property, located at 850 East Gridley Road, Gridley (Property); and

WHEREAS, the Property is site to United States Department of Agriculture, Rural Development Department (USDA-RD) Section 514/516-subsidized Farmworker Housing Program dwelling units (Program); and

WHEREAS, operation of Program units requires banking services compliant with USDA-RD's Deposit Account Control Agreement; and

WHEREAS, the HACB's current provider of Program banking services no longer provides such services; and

WHEREAS, HACB has identified a banking entity that can provide the banking services required by USDA-RD in operation of the Program, namely Tri Counties Bank, Chico (Bank); and

WHEREAS the terms of service proposed by Tri Counties Bank to provide Program banking services at the Property has been determined to be in the best interest of the HACB and the Program; and

WHEREAS, the Bank requires a corporate banking resolution to establish such account;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to authorize banking relations and accounts with Tri Counties Bank, Chico, as necessary to operate the USDA-RD-regulated Gridley Farm Labor Housing Farmworker Housing program in accordance with USDA-RD requirements, and

BE IT FURTHER RESOLVED that the Executive Director, and Deputy Executive Director shall be the corporate officers designated with signature authority for the accounts.

Dated: June 17, 2021

_____
Laura Moravec, Chair

ATTEST:

_____
Edward S. Mayer, Secretary

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4820

2021 PAYMENT STANDARDS
FOR THE HUD 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) Emergency Housing Voucher (EHV) program in two jurisdictions, Butte and Glenn Counties; and

WHEREAS, in accordance with 24 CFR Part 982, HUD has issued 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 used in administration of the EHV program; and

WHEREAS, because of the exigent nature of the EHV vouchers, HUD has established program authority allowing the HACB to establish a Payment Standard amount between 90 percent and 120 percent of the published FMR for each unit size; and

WHEREAS, the HACB determines a Payment Standard that is the amount generally needed to rent a moderately-priced dwelling unit in the local housing market; and

WHEREAS, HACB has reviewed its available EHV program budget authority 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 2021 set in accordance with the following table are in the best interest of the HACB, its EHV program, and its EHV program participants:

	Bedrooms				
	0	1	2	3	4
Butte County – 2021 HUD FMR	$825	$904	$1,192	$1,692	$2,064
% FMR	120%	120%	120%	120%	120%
Butte County EHV 2021 Payment Standard	**$990**	**$1,084**	**$1,430**	**$2,030**	**$2,476**
Glenn County – 2021 HUD FMR	$627	$703	$926	$1,152	$1,256
% FMR	120%	120%	120%	120%	120%
Glenn County EHV 2021 Payment Standard	**$752**	**$843**	**$1,111**	**$1,382**	**$1,507**

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to set its 2021 Payment Standards for the Emergency Housing Voucher program in accordance with the table above, such standards to be applied effective July 1, 2021.

Dated: June 17, 2021.

_____
Laura Moravec, Board Chair

ATTEST:

_____
Edward S. Mayer, Secretary

HUD NEWS

U.S. Department of Housing and Urban Development – Marcia L. Fudge, Secretary
Office of Public Affairs, Washington, DC 20410
HUD No. 21-099
HUD Public Affairs
202-708-0685

FOR RELEASE
Thursday
June 10, 2021

HUD Awards $1.1 Billion in American Rescue Plan Funds for Emergency Housing Vouchers

WASHINGTON, DC – U.S. Department of Housing and Urban Development (HUD) Secretary Marcia L. Fudge today announced the awarding of the first tranche of American Rescue Plan funds for Emergency Housing Vouchers (EHVs) for individuals and families who are experiencing homelessness or at risk of homelessness. Specifically, HUD is awarding $1.1 billion – 70,000 vouchers – for 626 public housing authorities (PHAs) administering the Housing Choice Voucher Program.

"Addressing our nation's homelessness crisis is a top priority for HUD," **said Secretary Fudge.** "With COVID-19 still a threat and with the sweltering summer months just around the corner, the $1.1 billion we are announcing today comes at a critical time in our efforts to get people experiencing homelessness off the streets and into safe, stable homes. Thanks to the American Rescue Plan, communities now have the robust resources they need to make significant progress toward ending homelessness."

Today's awarding of $1.1 billion in EHVs is part of $5 billion that the American Rescue Plan Act enabled HUD to allocate in additional vouchers to PHAs. HUD allocated these vouchers to communities with the greatest need for EHVs and where local housing authorities demonstrated capacity to administer this vital assistance. The EHV program serves geographically diverse housing needs, from high-cost urban areas to a large number of rural communities. HUD notified PHAs on May 10, 2021 of their EHV eligibilities and projected funding as authorized by the American Rescue Plan. The awards announced today are based on the PHAs' acceptance of the EHVs.

EHV funding gives communities significant resources to assist individuals and families who are homeless; at risk of homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or recently homeless. EHVs help individuals and families find housing and remain stably housed long-term.

The $1.1 billion in EHVs will cover the cost of vouchers and related administrative costs, including up-front costs needed to stand up the program, for an initial 18-month period. Thereafter, HUD will provide annual funding to cover the cost of renewals in 12-month increments through September 30, 2030 or until the $5 billion ARP allocation runs out, whichever comes first.

HUD has allocated $10 billion in American Rescue Plan homelessness assistance: In addition to the $5 billion for EHVs, HUD allocated $5 billion through the HOME Investment Partnerships Program to increase affordable housing to address homelessness.

Initial Allocation of Emergency Housing Voucher (EHV) Awards

This is all EHV awards as of June 10, 2021. PHAs were given the option to accept or decline an EHV allocation. The process for making the formula allocation and redistributing declined awards is outlined in PIH 2021-15. HUD is in the process of making additional awards to total 70,000. We will update this sheet once the required Congressional notification is complete.

State	PHA Code	PHA Name	Allocation of EHV Vouchers
CA	CA021	Housing Authority of the County of Santa Barbara	126
MS	MS058	Mississippi Regional Housing Authority No. VI	126
KS	KS002	Topeka Housing Authority	125
TX	TX559	Dallas County Housing Assistance Program	124
OH	OH006	Lucas Metropolitan Housing Authority	123
WI	WI002	Housing Authority of the City of Milwaukee	121
IA	IA020	Des Moines Municipal Housing Agency	120
NH	NH901	New Hampshire Housing Finance Agency	120
MD	MD004	HOUSING OPPRTY COM OF MONTGOMERY CO	118
CA	CA052	HOUSING AUTHORITY OF COUNTY OF MARIN	117
CA	CA030	Tulare County Housing Authority	117
CA	CA102	Housing Authority of the City of Garden Grove	117
NY	NY041	Rochester Housing Authority	117
RI	RI901	Rhode Island Housing	117
CA	CA043	COUNTY OF BUTTE HSG AUTH	116
OH	OH005	GREAT DAYTON PREMIER MANAGEMENT	115
ID	ID901	Idaho Housing and Finance Association	114
GA	GA237	Housing Authority of the County of Dekalb, GA	113
IL	IL006	Housing Authority of Champaign County	113
AL	AL047	The Housing Authority of the City of Huntsville	110
HI	HI002	County of Hawaii	110
CA	CA079	City of Pasadena Housing Department	109
MT	MT901	Montana Department of Commerce	109
PA	PA012	Montgomery County Housing Authority	109
AZ	AZ005	City of Mesa Housing Authority	108
FL	FL062	PINELLAS COUNTY HOUSING AUTHORITY	108
FL	FL009	WEST PALM BEACH HOUSING AUTHORITY	107
LA	LA001	Housing Authority of New Orleans	106
TX	TX003	Housing Authority of the City of El Paso, TX	105
WV	WV009	Fairmont/Morgantown Housing Authority	105
CA	CA111	Housing Authority of the City of Santa Monica	104
FL	FL104	Pasco County Housing Authority	104

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4821

HUD EMERGENCY HOUSING VOUCHER PROGRAM
MEMORANDUM OF UNDERSTANDING WITH
BUTTE COUNTYWIDE HOMELESS CONTINUUM OF CARE

WHEREAS, the Housing Authority of the County of Butte (HACB) has received notice from the U.S. Department of Housing and Urban Development (HUD) that it has been awarded 116 HUD Emergency Housing Voucher (EHV) program vouchers to be used in service to the homeless in Butte and Glenn Counties; and

WHEREAS, administration of the EHV program requires a Memorandums of Understanding (MOU's) be entered into with the local homeless Continuum of Care (CoC), to access and serve homeless households on the CoC's Coordinated Entry list; and

WHEREAS, because of the exigent nature of the EHV vouchers, HUD has encouraged recipient housing authorities to enter into such MOU's at their earliest possible convenience; and

WHEREAS, the HACB has drafted a MOU with the CoC to initiate engagement and cooperation in administering the EHV program on behalf of homeless households on the CoC CE list, and

WHEREAS, the MOU has been determined to be in the best interest of the HACB and those it serves in advancing HUD EHV program objectives in implementation;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to authorize its Executive Director, Edward S. Mayer, to enter into a Memorandum of Understanding (MOU) with the Butte Countywide Homeless Continuum of Care (CoC) for administration of the HUD Emergency Housing Voucher program, for purposes of serving homeless households on the CoC Coordinated Entry list, such MOU attached to and made a part of this Resolution No. 4821.

Dated: June 17, 2021.

_____
Laura Moravec, Board Chair

ATTEST:

_____
Edward S. Mayer, Secretary

MEMORANDUM OF UNDERSTANDING
BETWEEN
BUTTE COUNTY DEPARTMENT OF EMPLOYMENT AND SOCIAL SERVICES
AND
HOUSING AUTHORITY OF THE COUNTY OF BUTTE
For Emergency Housing Voucher Program FY 2021-22 through FY 2023-24

This Memorandum of Understanding (MOU) is entered into as of July 1, 2021 by and between Butte County Department of Employment and Social Services (DESS) and the Housing Authority of the County of Butte (HACB). This MOU shall set forth the requirements for the administration of the Emergency Housing Voucher between DESS and HACB.

WITNESSETH:

WHEREAS, DESS, as the Collaborative Applicant and Homeless Management Information Systems (HMIS) Lead for the Butte Countywide Continuum of Care (CoC), is responsible for identifying who should receive an EHV and referring that individual or family to HACB. The CoC determines targeting for EHVs through community input and provides direct referrals from the Coordinated Entry (CE) System in the community. The CoC is also responsible for determining whether the individual or family qualifies under one of the four eligibility categories as defined by the program.

WHEREAS, HACB must ensure housing search assistance is made available, by the HACB, CoC, or other partnering agency or entity, and must accept referrals for EHVs directly from the Coordinated Entry System; and

NOW, THEREFORE, it is agreed between DESS and HACB as follows:

I. PURPOSE:

The purpose of this MOU is to outline the partnership between DESS and HACB to administer the Emergency Housing Vouchers for the CoC.

DESS and HACB enter this MOU for the following purposes:

A. Commitment to administering, including the goals and standards of success, the EHVs in accordance with all program requirements.

II. TARGET POPULATION:

The Target Population of this MOU shall be shall be limited to individuals and families who are:

- Homeless;
- At-risk of homelessness;
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; and
- Recently homeless, and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

III. SERVICES TO BE PROVIDED TO ELIGIBLE EHV FAMILIES:

1. Partnering CoC service providers will support individuals and families in completing applications and obtaining necessary supporting documentation to support referrals and applications for assistance; while aiding households in addressing barriers.

2. Partnering CoC Service Providers will support HACB in ensuring appointment notifications to eligible individuals and families and will assist eligible households in getting to meetings with the HACB.

3. HACB will establish windows of time for EHV applicants to complete intake interviews for EHV.

4. Partnering CoC Service Providers will provide housing search assistance for eligible individuals and families.

5. Partnering CoC Service Providers will provide counseling on compliance with rental lease requirements.

6. Partnering CoC Service Providers will assess individuals and families who may require referrals for assistance on security deposits, utility hook-up fees, and utility deposits.

7. Partnering CoC Service Providers will assess and refer individuals and families to benefits and supportive services, where applicable.

A. DUTIES AND RESPONSIBILITIES OF HACB:

1. Coordinate and consult with the CoC in developing the services and assistance to be offered under the EHV services fee.

2. Accept direct referrals for eligible individuals and families through the CoC CE System.

3. Commit a sufficient number of staff and necessary resources to ensure that the application, certification, and voucher issuance processes are completed in a timely manner.

4. Commit a sufficient number of staff and resources to ensure that inspections of units are completed in a timely manner.

5. Designate a staff to serve as the lead EHV liaison.

6. Comply with the provisions of the MOU.

B. DUTIES AND RESPONSIBILITIES OF DESS:

1. Designate and maintain a lead EHV liaison to communicate with the HACB.

2. Refer eligible individuals and families to HACB using the community's CE System.

3. Support eligible individuals and households in completing and applying for supportive documentation to accompany admissions application to the HACB (i.e. self-

certifications, birth certificate, social security card, etc.).

4. Attend EHV participant briefings when needed.

5. Assess all households referred for EHV for mainstream benefits and supportive services available to support eligible individuals and families through their transition.

6. Identify and refer EHV families to supportive services.

7. Comply with the provisions of this MOU.

IV. **THIRD PARTY ENTITY ROLES RESPONSIBILITIES:** Local, philanthropic, faith-based organizations, non-profit organizations, victim service providers or other CoC service providers shall comply with the services to be provided to EHV families; and

1. Enter a MOU with the HACB that details the following:

    a. Identifies the qualifying rapid rehousing and/or permanent supportive housing program;
    b. Identifies the number of eligible participants within the program;
    c. Commits a sufficient number of staff and necessary resources to ensure that the application, certification and voucher issuance processes are completed in a timely manner;
    d. Complies with the provisions of the MOU referenced in number 1 above.

V. **PROGRAM EVALUATION:** The HACB and DESS agree to cooperate with HUD, provide requested data to HUD or HUD-approved contractor delegated the responsibility of program evaluation protocols established by HUD or HUD-approved contractor, including possible random assignment procedures.

VI. **TERM:** The term of this MOU shall commence July 1, 2021 and terminate no later than September 30, 2023.

VII. **COMPENSATION:** This MOU binds no party to financial obligations or monetary compensation to any other.

VIII. **CONFIDENTIALITY:**

HACB shall maintain the confidentiality of all records and information, including, but not limited to, claims, County records, patient/client records and information, and I/S records, in accordance with WIC Sections 5328 through 5330, inclusive, HIPAA, and all other applicable county, State, and federal laws, ordinances, rules, regulations, manuals, guidelines, and directives, relating to privacy/security, whichever is most restrictive.

DESS agrees, to the extent required by 42 U.S.C. 1320 et seq., Health Insurance Portability and Accountability Act of 1996 (HIPAA), to comply with applicable requirements of law and subsequent amendments relating to protected health information (PHI).

IX. **RECORDS AND AUDITS:**

A. All such records shall be maintained by HACB at a location in the County of Butte for a

minimum of three (3) years from the expiration or termination of the MOU, or from the final date of the agreement period in which such services were provided, or until State and/or Federal audit findings are fully resolved, whichever is later. During such retention period, all such records shall be immediately available and open during normal business hours to authorized representatives and designees of State, and/or federal governments for purposes of inspection, program review, and/or audit.

B. In the event that State denies any or all claims submitted by DESS for services provided, DESS shall indemnify and hold harmless HACB for any and all liability for payment of any or all of the denied claims. DESS shall be solely liable and responsible for all data and information submitted by DESS to HACB in support of all claims submitted to HACB.

X. ALTERATION OF TERMS:

The body of this MOU fully expresses all understandings of the parties concerning all matters covered and shall constitute the total MOU. No addition to, or alteration of, the terms of this MOU whether by written or verbal understanding of the parties, their officers, agents or employees shall be valid unless made in the form of a written amendment to this MOU which is formally approved and executed by all parties.

XI. NOTICES:

All notices, claims, correspondence, reports and/or statements authorized or required by this MOU shall be addressed to the appropriate contacts as follows:

DESS Contacts:

Program Liaison
Elisa Rawlinson, Health and Human Services Program Analyst, Senior
202 Mira Loma Drive
Oroville, CA 95965-3500
Phone: 530.552.6204
Email: erawlinson@buttecounty.net

HACB Contacts:

Program Liaison
Javi Pinedo, Special Programs Coordinator
2039 Forest Avenue
Chico, CA 95928
Telephone: 530.895.4474.extension 234
Email: javip@butte-housing.com

XII. DISPUTE RESOLUTION:

Although the MOU is expected to minimize disputes regarding what is a covered benefit under this MOU and what is not; it is expected that some disagreements may occur. Such disagreements should be resolved at the lowest possible level within the two agencies and with a cooperative spirit. Should a dispute occur between workers of the respective agencies, the next level of supervisor in each agency should be consulted. It is the responsibility of these supervisors to evaluate the case and determine the most appropriate handling of the matter at hand.

DESS and HACB shall designate individuals who are responsible to resolve issues in a timely fashion regarding this agreement. Should agreement not be reached between the agencies after working through the process already prescribed, then the matter should go for discussion and consideration between the Directors of each agency.

XIII. TERMINATION:

If either party experiences changes in their needs or in their ability to continue this MOU, they can terminate this MOU with thirty (30) days written notice. This MOU may be cancelled immediately by either party upon written mutual consent.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representative, have affixed their hands on the day and year first above written.

CONTINUUM OF CARE

_____ _____
Anastacia Snyder, CoC Chair, Executive Director Date
Catalyst

HOUSING AUTHORITY OF BUTTE COUNTY

_____ _____
Ed Mayer, Executive Director Date
Housing Authority of Butte County

DEPARTMENT OF EMPLOYMENT AND SOCIAL SERVICES

_____ _____
Shelby Boston, MSW, Director Date
Public Guardian/Public Administrator
Department of Employment and Social Services

BUTTE COUNTY BOARD OF SUPERVISORS

_____ _____
Bill Connelly, Chair, Date
Butte County Board of Supervisors

COUNTY

_____ _____
Tamara Ingersoll, Deputy Director Date
General Services

REVIEWED AS TO FORM
Bruce S. Alpert
Butte County Counsel

REVIEWED FOR CONTRACT POLICY COMPLIANCE

_____ _____
General Services Contracts Division Date By Date

MEMO

Date: June 11, 2021

To: Board of Commissioners

From: Jerry Martin, Modernization Coordinator

Subject: 2131 Fogg Avenue Development Initiative

The 2131 Fogg Avenue Development Initiative schematic design and project cost estimating process is complete. By way of comparing construction methods, schematic design and project cost estimates have been prepared for two development options: Small House Manufactured and Traditional Multifamily Construction. See attached schematic design plans for review.

Small House Manufactured Option

- 16 single family home style manufactured units with individual unit driveway access. Mix of 14 one-bedroom units and 2 two-bedroom units based on "small house" (one and two bedroom) manufactured home designs. Total development unit square feet 8,688 sq. ft.
- Total Project Cost Estimate: $6,319,797 (Site $3,926,133, Building $2,393,663)
- Per Unit Cost Estimate: $394,987
- Per Unit Square Foot Cost Estimate: $727

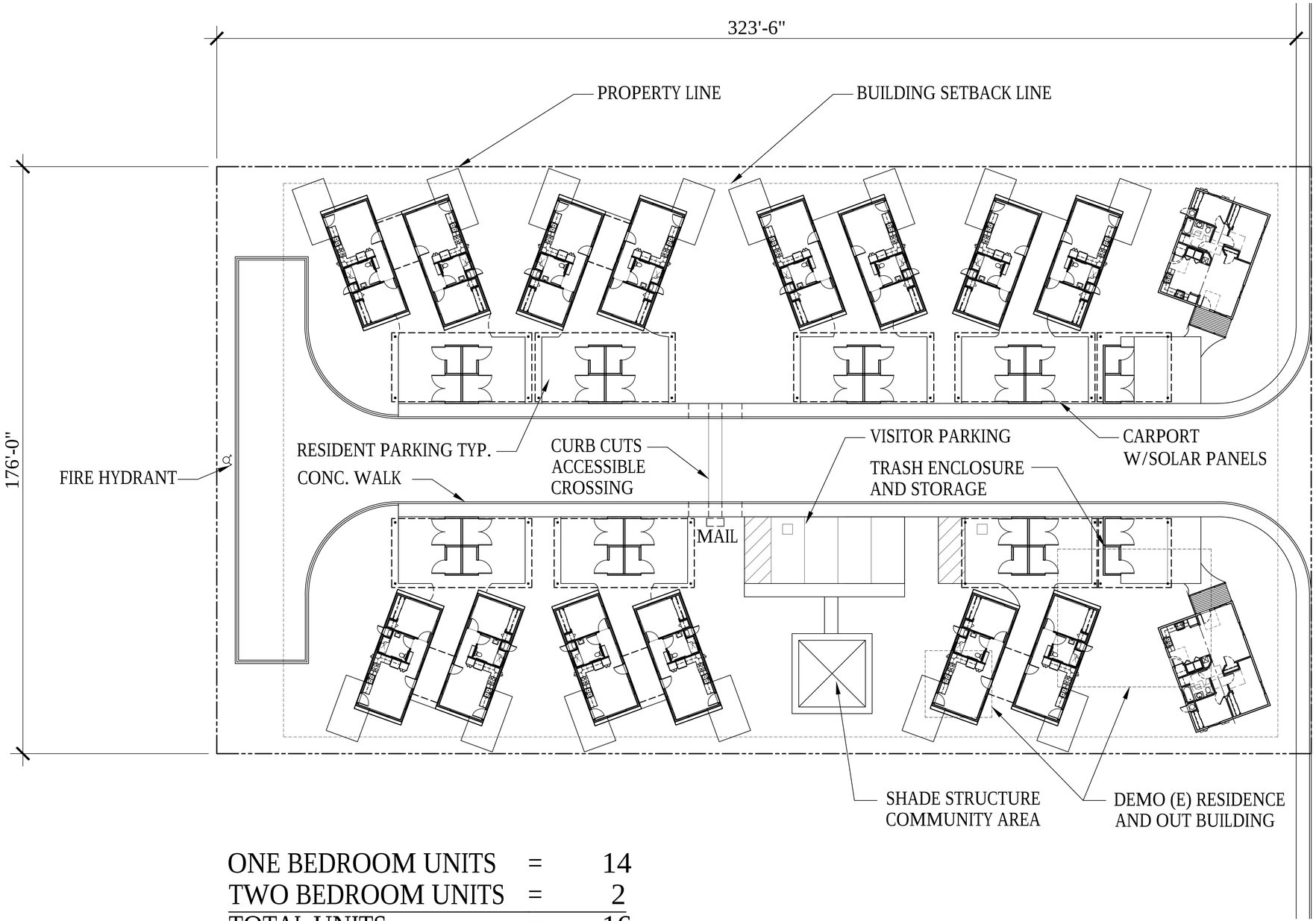
Traditional Multifamily Option

- 18 apartment style units with traditional shared parking lots and amenities. Mix of 16 one-bedroom units and 2 two-bedroom units. Total development unit square feet 12,474 sq. ft.
- Total Project Cost Estimate: $9,110,930 (Site $3,738,085, Building $5,372,845)
- Per Unit Cost Estimate: $506,162
- Per Unit Square Foot Cost Estimate: $731

Analysis

- Sitework costs are significant for both options. Difference between options is not a factor.
- Small House Manufactured Option per unit cost is lower than Traditional Multifamily Option. Per unit square foot cost similar for both options.
- Small House Manufactured Option will provide single family style units which can be built offsite and delivered, however current availability of manufactured units is uncertain. Code changes and supply chain concerns have affected manufactured unit production extending lead times to over one year.
- Traditional multifamily construction means and methods are well known and will provide greater ability to control project delivery and quality.
- Traditional Multifamily Option will produce greater site unit density at 18 vs 16, with the Small House Manufactured Option.
- Traditional Multifamily Option lends itself to accessibility, being built at grade.
- Traditional Multifamily Option is more efficient to operate, with more common walls.

Recommendation: Motion to direct HACB Staff to pursue design development of the Traditional Multifamily Option, complete needed pre-development site studies, and retain an architect to develop permit ready plans and administer the project construction.



ONE BEDROOM UNITS	=	14
TWO BEDROOM UNITS	=	2
TOTAL UNITS	=	16

NORTH

FOGG AVENUE - SINGLE FAMILY MODULAR BUILDINGS

SCALE: 1/16" = 1'-0"

HMR ARCHITECTS
2130 21st Street
Sacramento, CA 95818
T 916 736 2724

HOUSING AUTHORITY
FOR COUNTY OF BUTTE

FOGG AVENUE HOUSING SITE DEVELOPMENT

2131 FOGG AVENUE
OROVILLE, CA 95965

SCHEMATIC DESIGN

REVISIONS

NO.	DESCRIPTION	DATE

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APRIL 1, 2021

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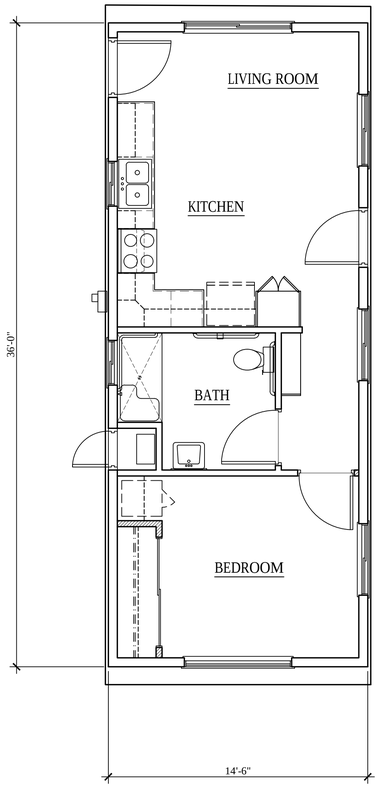
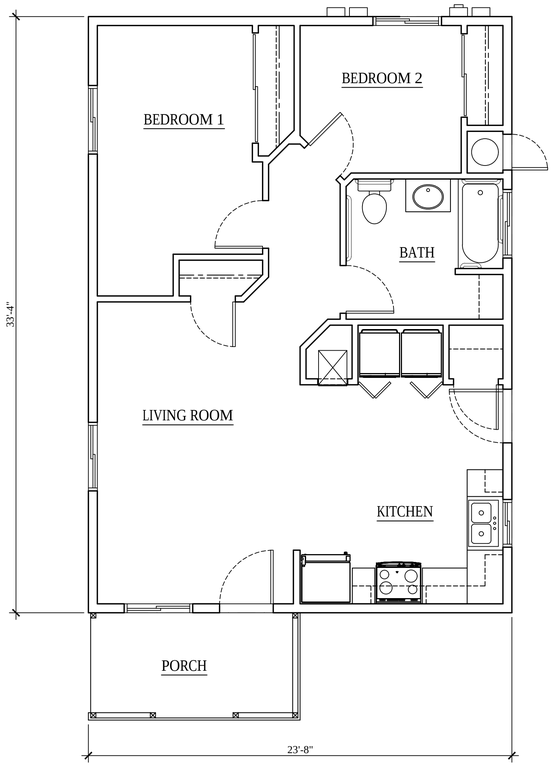
A1



ONE BEDROOM UNIT - 522 SF

SCALE: 1/4"=1'-0"



TWO BEDROOM UNIT - 788 SF

SCALE: 1/4"=1'-0"

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FOGG AVENUE HOUSING SITE DEVELOPMENT

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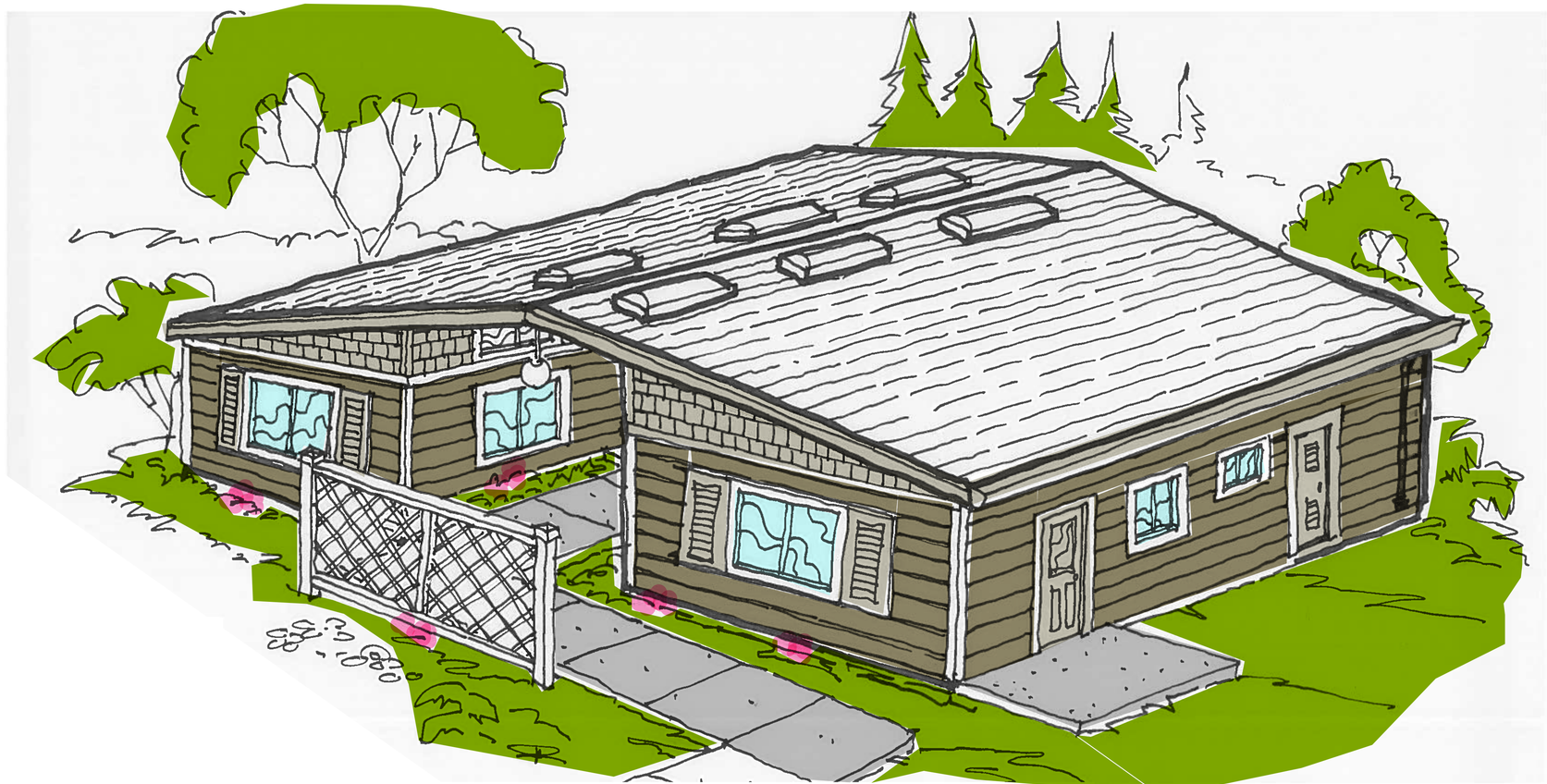

ONE BEDROOM UNIT - EXTERIOR PERSPECTIVE

SCALE: 1/32" = 1'-0"

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HOUSING AUTHORITY
FOR COUNTY OF BUTTE

FOGG AVENUE HOUSING SITE DEVELOPMENT

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SUBMITTAL SET

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OCTOBER 08, 2020

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A1.2

LEFT SIDE

BACK

FRONT

RIGHT SIDE

TWO BEDROOM UNIT - EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"

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HOUSING AUTHORITY FOR COUNTY OF BUTTE

FOGG AVENUE HOUSING SITE DEVELOPMENT

**2131 FOGG AVENUE
OROVILLE, CA 95965**

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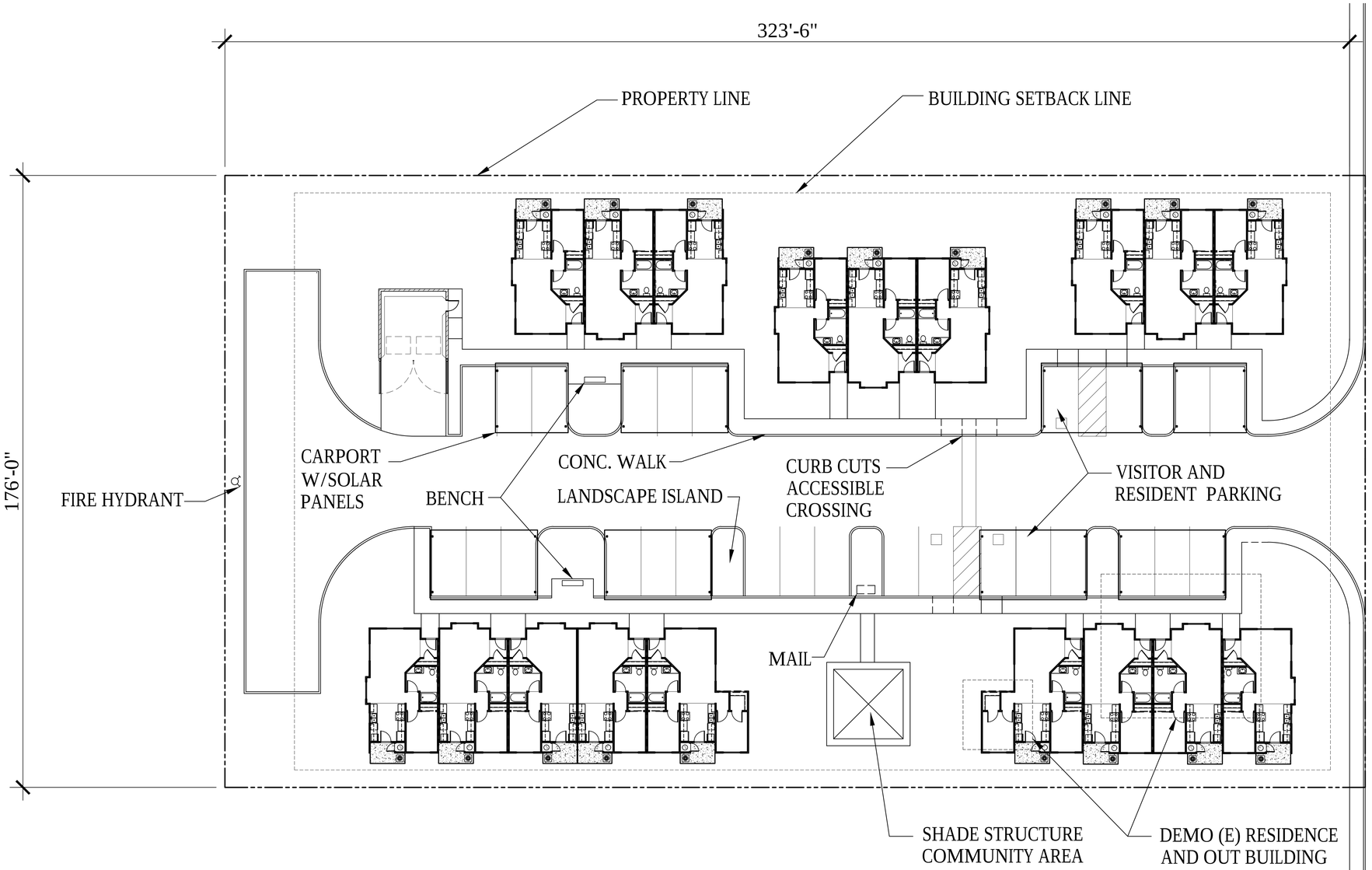
A1.3



ONE BEDROOM UNITS	=	16
TWO BEDROOM UNITS	=	2
TOTAL UNITS	=	18

NORTH

FOGG AVENUE - STICK BUILT DESIGN

SCALE: 1/16" = 1'-0"

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HOUSING AUTHORITY FOR COUNTY OF BUTTE

FOGG AVENUE HOUSING SITE DEVELOPMENT

2131 FOGG AVENUE OROVILLE, CA 95965

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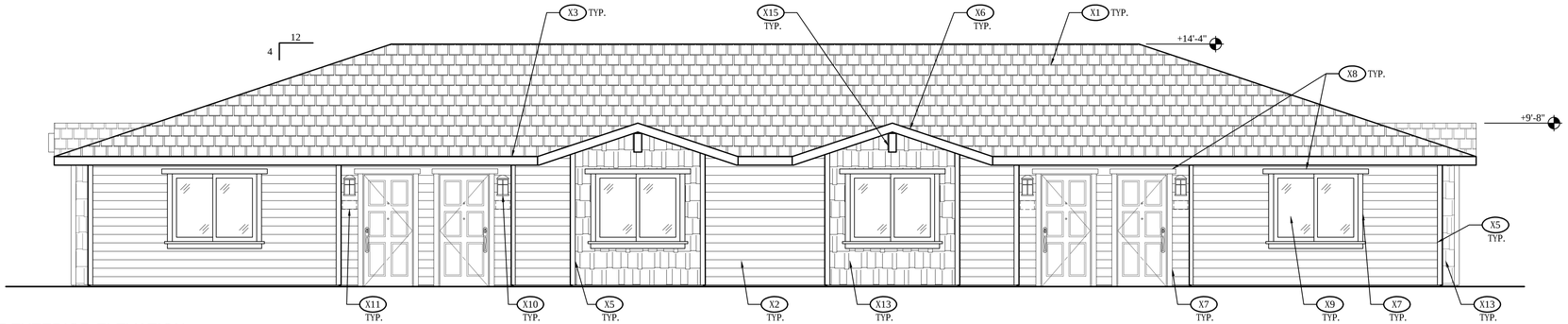
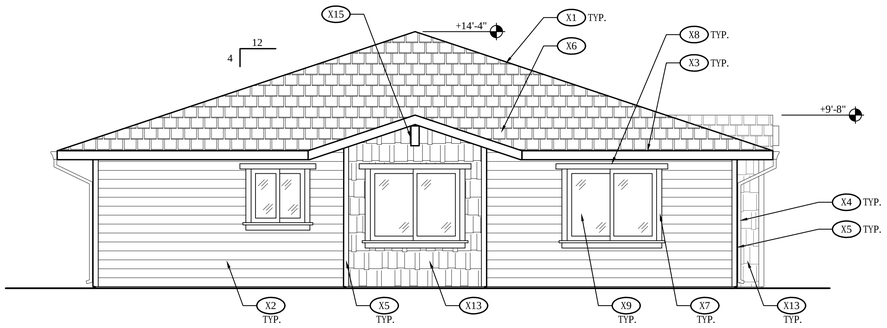
A2



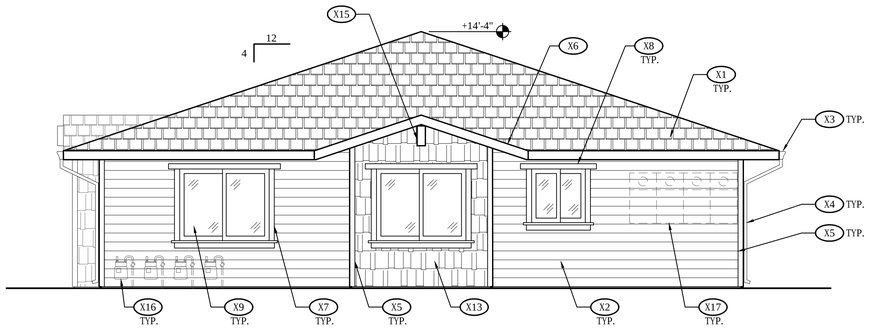
1A/A4 FOUR UNIT FRONT EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



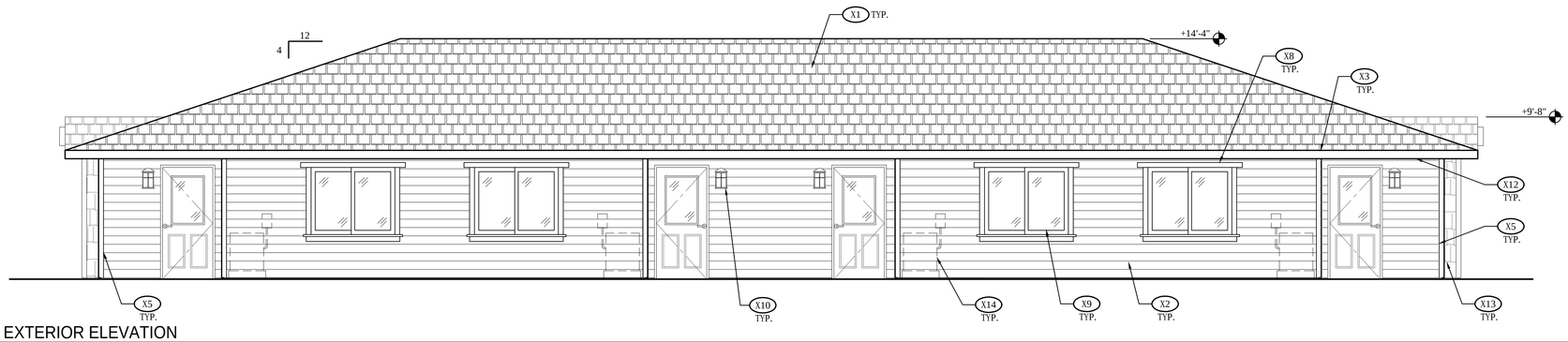
1B/A4 LEFT SIDE EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



3B/A4 RIGHT SIDE EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



1C/A4 FOUR UNIT REAR EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION KEYNOTES

- X1 COMPOSITION SHINGLE ROOFING
- X2 HARDIEPLANK HORIZ. LAP SIDING. - COLONIAL SMOOTH
- X3 CONT. 26 GA. GALVANIZED FASCIA GUTTER - PAINT
- X4 2" x 3" 26 GA. G.I. DOWNSPOUT - PAINT
- X5 2x4 CORNER TRIM BOARD - PAINT
- X6 2x6 TRIM BOARD - PAINT
- X7 2x4 TRIM BOARD AT DOOR AND WINDOW JAMBS - PAINT
- X8 2x6 TRIM BOARD AT DOOR AND WINDOW HEADS - PAINT
- X9 VINYL FRAME DUAL PANE WINDOWS
- X10 EXTERIOR LIGHT FIXTURE. SEE E-SHEETS
- X11 BUILDING UNIT NUMBER
- X12 HARDIE SOFFIT PANELS AT UNDERSIDE OF SOFFIT
- X13 HARDIE SHINGLE SIDING. STAGGERED EDGE NOTCHED PANEL
- X14 A/C CONDENSER. SEE M-SHEETS
- X15 DECORATIVE GABLE BEAM
- X16 GAS METER
- X17 ELECTRICAL PANEL - PAINT. SEE E-SHEETS

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EXTERIOR ELEVATIONS

APRIL 1, 2021

DRAWN BY:
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JOB NO. 20025

A2.1

June 11, 2021

Memo

To: HACB Board of Commissioners

From: Ed Mayer, Executive Director

Subject: COVID-19
Agency Response

- COVID-related workplace improvements are substantially complete.
- Federal CARES Act funds have been substantially obligated and spent.
- In accordance with State of California guidance, the HACB is preparing for full opening to the public on June 16th; staff will report back to their pre-COVID work schedules and assignments, without mask or social distancing requirements.
- Board meetings will be conducted in the Training Room; it is recommended the hybrid format be retained for the convenience of Commissioners and access by the public.
- Protocol will be maintained in accordance with State and County public health authority recommendation and directive.

CALAHA
CaliforniaAffordableHousingAgency

June 10, 2021

TO: Edward Mayer, Executive Director Housing Authority of the County of Butte

FROM: Nick Benjamin, Executive Director, California Affordable Housing Agency

SUBJECT: Workforce Housing Acquisitions - Aspen Real Estate Financial LLC

I am writing to request that the Housing Authority of the County of Butte (HACB) consider partnership with California Affordable Housing Agency (CalAHA) in a joint venture to build/acquire workforce housing throughout California. After a substantial vetting process, CalAHA is joining efforts with Aspen Real Estate Financial LLC (AREF).

CalAHA has long sought alternative sources of financing other than from banks, tax credits or bond issuances. CalAHA has finally located an alternative source of funding that has comparatively less restriction and regulations attached to it.

AREF has been utilizing insurance companies' pension fund monies through CTL Capital and other lenders to fund workforce housing projects in Colorado for years. They have recently been working in California to fund workforce housing projects (80% of AMI) and are looking to partner with CalAHA and its members to acquire investment grade projects for funding.

CalAHA and its members are attractive to AREF because of the ability to qualify for property tax abatement. The Housing Authority of the County of Butte currently has three properties: 1200 Park Avenue Apartments, Walker Commons Apartments and Chico Commons Apartments needing repositioning. These properties would be ideal for this type of funding.

The way it works is that AREF would take ownership of the properties and lease them back to HACB in a 40-year triple net lease. There would not be any regulations or restrictions attached to the properties. HACB would operate the properties or utilize a qualified property management company and receive a 2.5% ownership interest in the properties annually and own the properties free and clear at the end of the lease term. The rents would be initially set at an average of 80% AMI and HACB could raise those rents at its discretion. HACB would receive an upfront payment for selling the three properties and receive an administrative fee annually. The proforma on these properties would include a $450 per unit per year replacement reserve fund. (Replacement reserves are standardly funded at $250 per unit per year.)

In consideration of participation, HACB would be asked (due to their outstanding credit rating) to sign a "lease guarantee" for the lease. As with any borrowing, the property itself is the primary security for the transaction. Patrick Howard, who has been CalAHA's Financial Advisor for the last twenty years, has prepared a brief presentation to assist the HACB board in consideration of this financing approach. CalAHA feels that this partnership will lead to some great transactions in furthering our goals to increase affordable and workforce housing in California.

Please let me know your thoughts at your earliest convenience.

Housing Authority Development Activity

June 11, 2021

Butte and Glenn Counties

PWC-AMG/BCAHDC	City	Units	Serves	Funding		Funding Round	Investor LP	Const Lender	Perm Lender	Housing Authority Vouchers	Close	Delivery
Sunrise Village Apts.	Gridley	37	Seniors	MHP	9% Disaster LIHTC's II	Jul 2021				36		December 2022
Riverbend Apts. Phase 1	Oroville	72	Family		9% Disaster LIHTC's	Jul 2020	CREA	Union Bank			06/08/2021	Summer 2022
Riverbend Apts. Phase 2	Oroville	48	Family	CDBG-DR?	9% Disaster LIHTC's II	Jul 2022						December 2023
Liberty Bell Apts.	Orland	32	Seniors	HOME	4% LIHTC's	Sep 2021				31		Fall 2022
Woodward Apts.	Orland	36	Family	MHP	4% LIHTC's	Sep 2021				25		Fall 2022
8th Street	Orland	40	Singles/PSH	TBD								TBD
Mitchell Ave Apts	Oroville	36	Seniors		9% Disaster LIHTC's	Jul 2020	Redstone	Pacific Western Bank			05/11/2021	Spring 2022
Mitchell Ave Apts Phase II	Oroville	32	Seniors	CDBG-DR?	9% Disaster LIHTC's II	Jul 2021						TBD
Ford Oaks Apts	Gridley	36	Family		9% Disaster LIHTC's	Jul 2020	CREA	Umpqua			5/27/2021	Spring 2022
Deer Creek Apts Phase I	Chico	156	Family		9% Disaster LIHTC's	Jul 2020	BofA	BofA	CitiBank			Spring 2023
Deer Creek Apts Phase II	Chico	48	Family	CDBG-DR?	9% Disaster LIHTC's II							December 2022
Prospect View	Oroville	40	PSH	NPLH	9% Disaster LIHTC's II	July 2021				39		December 2022
Gridley Family Apts	Gridley	80	Family	CDBG-DR								
Regal Inn Esplanade PSH Apts	Chico	40	PSH	NPLH								
AHDC/BCAHDC												
North Creek Crossing Apts., Phase I	Chico	106	Family		9% Disaster LIHTC's	July 2020	R4	Wells Fargo	Berkadia	26	06/18/2021	December 2022
North Creek Crossing Apts., Phase II	Chico	60	Family		9% Disaster LIHTC's II	2nd Round				13		Spring 2023
Jamboree/BCAHDC												
1297 Park Ave. Apts.	Chico	59	Singles/PSH		9% Disaster LIHTC's	July 2020	CREA	Banner		43	mid-July 2021	Spring 2023
HACB												
Kathy Court Apts - rebuild	Paradise	12	Family	Bond Proceeds, PG&E Claim, CDBG-DR								Spring 2022
Fogg Ave Apts	Oroville	16	Singles	CDBG-DR								TBD

HACB/BCAHDC Summary:	986	total units	13 projects	213
	465	Phase I 9% Disaster Credits		