

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

MEETING AGENDA

November 18, 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.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/190147117>

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Access Code: 190-147-117

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. 4845

ITEMS OF BUSINESS

1. ROLL CALL
2. AGENDA AMENDMENTS
3. CONSENT CALENDAR
 - 3.1 Minutes for the meeting of October 21, 2021

- 3.2 Checks written for:
 - 3.2.1 Accounts Payable (General) – \$899,481.12
 - 3.2.2 Accounts Payable (FLH) – \$60,798.64
 - 3.2.3 Landlords – \$1,241,686.55
 - 3.2.4 Payroll – \$128,014.77
- 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 Family Self Sufficiency
- 3.12 Rental Assistance Programs
- 4. CORRESPONDENCE
- 5. REPORTS FROM EXECUTIVE DIRECTOR
 - 5.1 Commissioner Status Updates
 - Recommendation: Information
 - 5.2 Family Self-Sufficiency (FSS) Graduate – Recognition of FSS Graduate Kathyne Sealy.
 - Recommendation: Resolution No. 4845
 - 5.3 Family Self-Sufficiency (FSS) Graduate – Recognition of FSS Graduate Tou Chue.
 - Recommendation: Resolution No. 4846
 - 5.4 Section 8 Management Assessment Plan (SEMAP) – Approve SEMAP submission for HUD.
 - Recommendation: Resolution No. 4847

5.5 Public Housing Flat Rents – Adopt 2022 Flat Rents.

Recommendation: Resolution No. 4848

5.6 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
 - ***Holiday Luncheon – TBD***
 - **Next Meeting – December 16, 2021**
13. ADJOURNMENT

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

MEETING MINUTES OF October 21, 2021

The meeting was noticed pursuant to State Public Health COVID-19 pandemic health directives as authorized by Governor Gavin Newsom’s Executive Orders N-25-20 and N-29-20, providing for Brown Act exceptions, in observing “social distancing” protocols, to be conducted via teleconference, web-conference, and in person. Though the State directives were lifted on June 15, 2021, the meeting was conducted via teleconference, web-conference and in person, as noticed.

Chair Moravec called the meeting of the Housing Authority of the County of Butte to order at 2:04 p.m.

1. ROLL CALL

Present for the Commissioners: Charles Alford, Kate Anderson, Laura Moravec, Rich Ober and David Pittman. Commissioners Alford, Moravec and Pittman attended in person. Commissioners Anderson and Ober attended by means of web-conference.

Present for the Staff: Ed Mayer, Executive Director; Larry Guanzon, Deputy Executive Director; Hope Stone, Finance Director; Tamra Young, Administrative Operations Director; Marysol Perez, Executive Assistant; and Jerry Martin, Modernization Coordinator; all in person with the exception of Executive Director Ed Mayer, who attended by web-conference.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Commissioner Pittman moved that consent calendar be accepted as presented. Commissioner Anderson seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 HACB Write-Off's – Annually, HACB records vacated tenant balances for doubtful accounts, reducing the net tenant accounts receivable shown on the

*Housing Authority of the County of Butte
Board of Commissioners
Minutes – Meeting of October 21, 2021
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balance sheet. The amount of bad debt is within historical perspective. The write-off accounts have been, or will be, sent to Butte County Collection Bureau for further action.

RESOLUTION NO. 4843

Commissioner Pittman moved that Resolution No. 4843 be adopted by reading of title only: “WRITE-OFF UNCOLLECTIBLE ACCOUNTS RECEIVABLE”. Commissioner Ober seconded. The vote in favor was unanimous.

- 5.2 Personnel – The proposed modification to the HACB’s IRS Section 125 Cafeteria Plan’s Medical Flexible Spending Account (FSA) sets to establish a \$2,750 annual limit to employees’ pre-tax contributions, and \$570 maximum rollover amount, consistent with the FSA ceiling established by the IRS for the 2022 plan year that commences January 1, 2022. Commissioner Anderson inquired about the number of employees that participate in the FSA, to which Administrative Operations Director Young replied there are currently fifteen (15) out of thirty-eight (38) employees participating in the plan.

RESOLUTION NO. 4844

Commissioner Anderson moved that Resolution No. 4844 be adopted by reading of title only: “SECTION 125 CAFETERIA PLAN – FLEXIBLE SPENDING ACCOUNT”. Commissioner Ober seconded. The vote in favor was unanimous.

- 5.3 Strategic Asset Plan – Executive Director Mayer provided a brief update on the status of the repositioning of Walker Commons Apartments, Chico Commons Apartments and 1200 Park Avenue Apartments, all in Chico. The HACB is Investor Limited Partner (ILP) in the three tax-credit regulated properties. CalAHA will complete a renovation/refinancing plan for consideration by the respective owning partnerships, including HACB as ILP, BCAHDC and Banyard Management as Managing General Partners, and the partnerships’ lenders. Basis Architecture will complete the physical needs assessments of the three properties. Reports will then go to an appraiser for property valuation, and then to our development consultant, Dawson Holdings, which will evaluate the properties for physical improvements and associated costing from an owner’s perspective, in order to precipitate financing criteria and options. 1200 Park Avenue Apartments may require more work, this was realized after working on this year’s budget. Also, 1200 Park Avenue LP’s Limited Partnership Agreement (LPA) may require modification, to remove the stipulated cap on property management fees, an atypical feature of LPA’s. Chair Moravec and Commissioner Pittman appreciated the pictures provided in the Board packet.
- 5.4 Development Activity – HACB is ready to issue another request for proposal (RFP) for the project-basing of an additional 100-150 Section 8 Housing Choice

Vouchers. This RFP is likely to be the last project-based voucher RFP issued by the HACB as Section 8 PBV limits are being approached. The RFP will be issued during the beginning of November; applications due around December 1st and awards will be made at the December Board of Commissioners meeting. Executive Director Mayer also provided an update regarding the current development activity in the area, including a spreadsheet that identifies all current known affordable housing development projects in Butte and Glenn Counties. Five (5) BCAHDC projects have closed to date; and four are under construction. Most recently BCAHDC entered into development Memorandums with Pacific West Companies for development of two additional properties: one in Chico, Oleander Community Housing Apartments, serving homeless individuals and seriously mental ill clients; and the other being Phase I of Orchard View Apartments, Gridley, serving families.

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 – November 21, 2021**

13. ADJOURNMENT

Commissioner Pittman moved that the meeting be adjourned. Commissioner Alford seconded. The meeting was adjourned at 2:51 p.m.

Dated: October 21, 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 |
|--------------|----------------|--|-----------------|
| 10/1/2021 | 155118 | Adecco Employment Services | \$831.60 |
| 10/1/2021 | 155119 | Biggs Municipal Utilities | \$2,647.43 |
| 10/1/2021 | 155120 | CALIFORNIA WATER SERVICE | \$467.68 |
| 10/1/2021 | 155121 | CITY OF CHICO (22332) | \$591.50 |
| 10/1/2021 | 155122 | COMCAST CABLE | \$815.52 |
| 10/1/2021 | 155123 | Christine Mosby | \$44.01 |
| 10/1/2021 | 155124 | Douglas DeSoto | \$443.65 |
| 10/1/2021 | 155125 | Down Range Investments, LLC | \$55.75 |
| 10/1/2021 | 155126 | EAGLE SECURITY SYSTEMS | \$39.95 |
| 10/1/2021 | 155127 | FedEx | \$89.70 |
| 10/1/2021 | 155128 | GreatAmerica Financial Services | \$193.84 |
| 10/1/2021 | 155129 | HMR Architects, Inc. | \$34,427.45 |
| 10/1/2021 | 155130 | MI CASA EDUCATION, INC. | \$7,500.00 |
| 10/1/2021 | 155131 | North Valley Property Owners Association | \$1,322.50 |
| 10/1/2021 | 155132 | Orland Pacific Associates ACA Ltd Prtp | \$30.00 |
| 10/1/2021 | 155133 | P G & E | \$277.99 |
| 10/1/2021 | 155134 | QUILL CORPORATION | \$286.87 |
| 10/1/2021 | 155135 | RUSH PERSONNEL SERVICE, INC | \$2,319.84 |
| 10/1/2021 | 155136 | Riebes Auto Parts | \$100.80 |
| 10/1/2021 | 155137 | Robert Hayes | \$146.79 |
| 10/1/2021 | 155138 | S.E.C. 5 Private Security dba | \$2,984.00 |
| 10/1/2021 | 155139 | Sheraton Real Estate Managment | \$500.00 |
| 10/1/2021 | 155140 | Sheraton Real Estate Managment | \$1,000.00 |
| 10/1/2021 | 155141 | Sierra Landscape & Maintenance | \$6,880.00 |
| 10/1/2021 | 155142 | US Bank | \$223.08 |
| 10/1/2021 | 155143 | Verizon Wireless | \$1,183.92 |
| 10/1/2021 | 155144 | Warren Asbestos Abatement Cont., Inc. | \$3,600.00 |
| 10/1/2021 | 155145 | Willows Family Associates LP | \$30.00 |
| 10/1/2021 | 155146 | Yuba City | \$76.00 |
| 10/1/2021 | 155147 | CALIF. WTR. SER. ORO | \$80.00 |
| 10/1/2021 | 155148 | Gridley Municipal Utilities | \$226.00 |
| 10/1/2021 | 155149 | P G & E | \$396.00 |
| 10/8/2021 | 2100 | The Bank of New York Mellon Trust Co NA | \$348,450.00 |
| 10/8/2021 | 2101 | Internal Revenue Service | \$22,558.83 |
| 10/8/2021 | 2102 | Employment Development Department | \$4,509.27 |
| 10/8/2021 | 2103 | Employment Development Department | \$26.96 |
| 10/8/2021 | 2104 | MassMutual Financial Group | \$2,905.00 |
| 10/8/2021 | 2105 | CalPERS 457 Plan | \$215.00 |
| 10/8/2021 | 2106 | CalPERS | \$11,103.34 |
| 10/8/2021 | 2107 | CalPERS | \$4,136.16 |
| 10/8/2021 | 155150 | A & K Water Works dba | \$1,820.00 |

| | | | |
|------------|--------|--|-------------|
| 10/8/2021 | 155151 | Access Information Holdings, LLC. | \$98.11 |
| 10/8/2021 | 155152 | Advanced Document | \$275.00 |
| 10/8/2021 | 155153 | CIC | \$2,517.14 |
| 10/8/2021 | 155154 | COMCAST CABLE | \$333.71 |
| 10/8/2021 | 155155 | Climate & Energy Solutions | \$9,500.00 |
| 10/8/2021 | 155156 | GUZI-WEST Inspection and Consulting. LLC | \$492.50 |
| 10/8/2021 | 155157 | Illustratus | \$245.85 |
| 10/8/2021 | 155158 | InterWest Insurance Services, LLC | \$650.00 |
| 10/8/2021 | 155159 | MRI Software LLC | \$2,404.02 |
| 10/8/2021 | 155160 | Nan McKay & Associates, Inc. | \$239.00 |
| 10/8/2021 | 155161 | North Valley Property Owners Association | \$20.00 |
| 10/8/2021 | 155162 | SPRINT | \$114.34 |
| 10/8/2021 | 155163 | Sheraton Real Estate Managment | \$500.00 |
| 10/8/2021 | 155164 | Sheraton Real Estate Managment | \$500.00 |
| 10/8/2021 | 155165 | Staples Business Credit | \$1,528.07 |
| 10/8/2021 | 155166 | Valero Fleet | \$418.45 |
| 10/8/2021 | 155167 | WASTE MANAGEMENT | \$1,459.85 |
| 10/15/2021 | 2108 | Benefit Resource, Inc. | \$125.00 |
| 10/15/2021 | 155170 | Adecco Employment Services | \$1,663.20 |
| 10/15/2021 | 155171 | Advanced Document | \$727.01 |
| 10/15/2021 | 155172 | CALIF. WTR. SER. ORO | \$5,553.27 |
| 10/15/2021 | 155173 | CITY OF CHICO (22332) | \$707.08 |
| 10/15/2021 | 155174 | COMCAST CABLE | \$496.15 |
| 10/15/2021 | 155175 | Caminar | \$500.00 |
| 10/15/2021 | 155176 | Caminar | \$500.00 |
| 10/15/2021 | 155177 | Caminar | \$500.00 |
| 10/15/2021 | 155178 | Caminar | \$500.00 |
| 10/15/2021 | 155179 | Chico Turf Plus, LLC | \$200.00 |
| 10/15/2021 | 155180 | Clean Master | \$1,743.99 |
| 10/15/2021 | 155181 | E Center | \$136.18 |
| 10/15/2021 | 155182 | GUZI-WEST Inspection and Consulting. LLC | \$2,835.00 |
| 10/15/2021 | 155183 | JEFF'S TRUCK SERVICE, INC. | \$163.75 |
| 10/15/2021 | 155184 | Jesus Center Provides our Daily Bread | \$1,575.84 |
| 10/15/2021 | 155185 | LES SCHWAB TIRES | \$27.96 |
| 10/15/2021 | 155186 | LOWE'S | \$159.78 |
| 10/15/2021 | 155187 | MAINTENANCE PLUS | \$6,647.72 |
| 10/15/2021 | 155188 | MRI Software LLC | \$2,491.27 |
| 10/15/2021 | 155189 | McClelland Air Conditioning, Inc. | \$2,242.00 |
| 10/15/2021 | 155190 | Neal Road Recycling & Waste | \$16.00 |
| 10/15/2021 | 155191 | Nor-Cal Landscape Maintenance dba | \$11,870.00 |
| 10/15/2021 | 155192 | NorCal Services | \$125.00 |
| 10/15/2021 | 155193 | OFFICE DEPOT INC | \$578.56 |
| 10/15/2021 | 155194 | P G & E | \$112.57 |
| 10/15/2021 | 155195 | Plan B Professional Answering Services | \$111.50 |
| 10/15/2021 | 155196 | RECOLOGY BUTTE COLUSA COUNTIES, INC. | \$13.66 |
| 10/15/2021 | 155197 | RSC Associates, Inc | \$694.48 |
| 10/15/2021 | 155198 | RUSH PERSONNEL SERVICE, INC | \$1,159.92 |

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|------------|--------|--|--------------|
| 10/15/2021 | 155199 | Sheraton Real Estate Managment | \$500.00 |
| 10/15/2021 | 155200 | Sheraton Real Estate Managment | \$500.00 |
| 10/15/2021 | 155201 | Squyres Fire Protection, Inc. | \$258.73 |
| 10/15/2021 | 155202 | Void / The Home Depot Credit Services | \$0.00 |
| 10/15/2021 | 155203 | Void / The Home Depot Credit Services | \$0.00 |
| 10/15/2021 | 155204 | The Home Depot Credit Services | \$4,511.51 |
| 10/15/2021 | 155205 | Thermalito Irrigation | \$650.94 |
| 10/15/2021 | 155206 | WASTE MANAGEMENT | \$277.39 |
| 10/22/2021 | 2109 | Internal Revenue Service | \$22,979.24 |
| 10/22/2021 | 2110 | Employment Development Department | \$4,595.65 |
| 10/22/2021 | 2111 | Employment Development Department | \$84.77 |
| 10/22/2021 | 2112 | MassMutual Financial Group | \$2,905.00 |
| 10/22/2021 | 2113 | CalPERS 457 Plan | \$215.00 |
| 10/22/2021 | 2114 | CalPERS | \$11,374.43 |
| 10/22/2021 | 2115 | CalPERS | \$4,136.16 |
| 10/22/2021 | 155207 | AT&T | \$72.62 |
| 10/22/2021 | 155208 | Adecco Employment Services | \$831.60 |
| 10/22/2021 | 155209 | Advanced Document | \$34.53 |
| 10/22/2021 | 155210 | Armed Guard Private Security, Inc | \$300.00 |
| 10/22/2021 | 155211 | Basis Architecture & Consulting, Inc. | \$56,574.31 |
| 10/22/2021 | 155212 | CALIF. WTR. SER. ORO | \$998.01 |
| 10/22/2021 | 155213 | Carpets Galore Inc | \$34,114.26 |
| 10/22/2021 | 155214 | Charles Alford | \$50.00 |
| 10/22/2021 | 155215 | Chico Turf Plus, LLC | \$660.00 |
| 10/22/2021 | 155216 | Community Action Agency of Butte County | \$500.00 |
| 10/22/2021 | 155217 | Cypress Dental Administrators | \$3,479.63 |
| 10/22/2021 | 155218 | D & S Asphalt Sealing Co., LLC | \$1,430.00 |
| 10/22/2021 | 155219 | David Pittman | \$50.00 |
| 10/22/2021 | 155220 | ENTERPRISE-RECORD | \$1,618.46 |
| 10/22/2021 | 155221 | Enloe Medical Center | \$71.00 |
| 10/22/2021 | 155222 | GUZI-WEST Inspection and Consulting. LLC | \$526.25 |
| 10/22/2021 | 155223 | Golden State Risk Management Authority | \$33,283.00 |
| 10/22/2021 | 155224 | Gregory P. Einhorn | \$600.00 |
| 10/22/2021 | 155225 | Gridley Municipal Utilities | \$1,253.92 |
| 10/22/2021 | 155226 | HD Supply Facilities Maintenance, Ltd. | \$2,486.48 |
| 10/22/2021 | 155227 | Hignell, Inc. dba Experts in Your Home | \$101,966.57 |
| 10/22/2021 | 155228 | Jiffy Lube, Inc. | \$169.74 |
| 10/22/2021 | 155229 | Laura Moravec | \$50.00 |
| 10/22/2021 | 155230 | Leilani Obrien*S8PB | \$28.00 |
| 10/22/2021 | 155231 | Lionel Brown*S8PB | \$23.00 |

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|------------|--------|--|---------------------|
| 10/22/2021 | 155232 | MAINTENANCE PLUS | \$748.76 |
| 10/22/2021 | 155233 | MES VISION | \$613.71 |
| 10/22/2021 | 155234 | North Valley Tree Service dba | \$3,800.00 |
| 10/22/2021 | 155235 | OPER. ENG. LOCAL #3 | \$798.00 |
| 10/22/2021 | 155236 | P G & E | \$4,675.45 |
| 10/22/2021 | 155237 | Platt Electric Supply | \$144.55 |
| 10/22/2021 | 155238 | RECOLOGY BUTTE COLUSA COUNTIES, INC. | \$4,024.68 |
| 10/22/2021 | 155239 | ROTO-ROOTER OROVILLE | \$232.50 |
| 10/22/2021 | 155240 | RSC Associates, Inc | \$1,743.15 |
| 10/22/2021 | 155241 | RUSH PERSONNEL SERVICE, INC | \$1,844.60 |
| 10/22/2021 | 155242 | Reed Francis | \$1,000.00 |
| 10/22/2021 | 155243 | Richard H. Ober | \$50.00 |
| 10/22/2021 | 155244 | Roy V. Peters | \$706.92 |
| 10/22/2021 | 155245 | Sherwin-Williams Company | \$1,791.34 |
| 10/22/2021 | 155246 | THRIFTY ROOTER-SERVICE & PLUMBING | \$120.00 |
| 10/22/2021 | 155247 | TIAA COMMERCIAL FINANCE, INC | \$177.62 |
| 10/22/2021 | 155248 | US Bank | \$150.15 |
| 10/22/2021 | 155249 | United States Postal Service (CMRS-FP) | \$2,500.00 |
| 10/22/2021 | 155250 | Unum Life Insurance Company | \$1,051.12 |
| 10/29/2021 | 155259 | CALIFORNIA WATER SERVICE | \$8,687.78 |
| 10/29/2021 | 155260 | COMCAST CABLE | \$115.01 |
| 10/29/2021 | 155261 | Caminar | \$500.00 |
| 10/29/2021 | 155262 | Caminar | \$500.00 |
| 10/29/2021 | 155263 | Caroline Minto | \$1,000.00 |
| 10/29/2021 | 155264 | Chico Turf Plus, LLC | \$85.00 |
| 10/29/2021 | 155265 | DR & GR Properties LLC | \$1,000.00 |
| 10/29/2021 | 155266 | ECORP Consulting, Inc. | \$1,145.00 |
| 10/29/2021 | 155267 | GreatAmerica Financial Services | \$155.52 |
| 10/29/2021 | 155268 | HD Supply Facilities Maintenance, Ltd. | \$3,097.04 |
| 10/29/2021 | 155269 | J.W. Wood Co., Inc. | \$75.53 |
| 10/29/2021 | 155270 | Kathryne L Sealy | \$10,842.26 |
| 10/29/2021 | 155271 | Luke Wagner | \$1,000.00 |
| 10/29/2021 | 155272 | Nan McKay & Associates, Inc. | \$927.50 |
| 10/29/2021 | 155273 | Neal Road Recycling & Waste | \$40.00 |
| 10/29/2021 | 155274 | North Valley Property Owners Association | \$75.00 |
| 10/29/2021 | 155275 | P G & E | \$29.58 |
| 10/29/2021 | 155276 | Property Upsurge Inc. | \$1,000.00 |
| 10/29/2021 | 155277 | Riebes Auto Parts | \$173.89 |
| 10/29/2021 | 155278 | S.E.C. 5 Private Security dba | \$1,556.00 |
| 10/29/2021 | 155279 | Susanne Kemp | \$179.46 |
| 10/29/2021 | 155280 | TPx Communications | \$901.78 |
| 10/29/2021 | 155281 | Towne Carpet dba | \$947.72 |
| 10/29/2021 | 155282 | Umpqua Bank | \$12,009.87 |
| 10/29/2021 | 155283 | Verizon Wireless | \$1,095.07 |
| 10/29/2021 | 155284 | Youth For Change | \$1,000.00 |
| | | TOTAL | \$899,481.12 |

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

| Payment Date | Payment Number | Remit to Vendor | Total Check Amt |
|--------------|----------------|------------------------------|--------------------|
| 10/1/2021 | 1956 | Messenger Publishing Group | \$125.00 |
| 10/1/2021 | 1957 | Richard's Tree Service, Inc. | \$2,900.00 |
| 10/1/2021 | 1958 | Sherwin-Williams Company | \$597.11 |
| 10/15/2021 | 1959 | Gridley Farm Labor | \$30,000.00 |
| 10/15/2021 | 1960 | Gridley Farm Labor | \$26,000.00 |
| 10/22/2021 | 1961 | HMR Architects, Inc. | \$1,176.53 |
| | | TOTAL | \$60,798.64 |

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

| | Cumulative |
|---|----------------------|
| ASSETS | |
| Current Assets | |
| Cash - Unrestricted | 4,064,027.83 |
| Cash - Other Restricted | 1,569,342.99 |
| Cash - Tenant Security Deposits | 310,117.83 |
| Accounts Receivable - HUD | 31,083.18 |
| Accounts Receivable - Other Gov | 38,650.78 |
| Accounts Receivable - Misc | 188,451.64 |
| Accounts Receivable - Tenants | 69,290.12 |
| Accounts Receivable - Fraud | 0.00 |
| Note Receivable - Current Portion | 0.00 |
| Accrued Interest Receivable | 27,013.46 |
| Investments - Unrestricted | 1,824,991.56 |
| Investments - Restricted | 11,763,550.66 |
| Inventories | 19,163.01 |
| Prepaid Expenses | 299,147.62 |
| Inter-program Due From | 14,181.37 |
| Total Current Assets | 20,219,012.05 |
| Fixed Assets | |
| Fixed Assets & Accumulated Depreciation | 27,313,932.03 |
| Total Fixed Assets | 27,313,932.03 |
| Other Non-Current | |
| Notes Loans & Mortgages Receivable | 1,965,371.97 |
| Deferred Outflows - GASB 68 & 75 | 804,441.84 |
| Safety Deposit Box, Key Deposit | 10.00 |
| Investment in Limited Partnerships | 3,820,116.82 |
| Total Other Non-Current | 6,589,940.63 |
| TOTAL ASSETS | 54,122,884.71 |
| LIABILITIES | |
| Current Liabilities | |
| Accounts payable | 649,359.87 |
| Accrued Payroll Liabilities | 211,540.54 |
| Accrued Interest Payable | -73,960.36 |
| Tenant Security Deposits | 333,113.49 |
| Deferred Revenue | 252,571.96 |
| Payable to HUD | 0.00 |
| Long Term Debt - Current Portion | 336,738.01 |
| Accrued Liabilities - Other | 695,755.44 |
| Inter-program Due To General Fund | 14,181.37 |
| Total Current Liabilities | 2,419,300.32 |
| Long-Term Liabilities | |
| Deferred Outflows - GASB 68 & 75 | 125,508.00 |
| Other Post Retirement Ben-Net GASB 75 | 243,914.00 |
| Unfunded Pension Liabilty - GASB 68 | 3,733,706.00 |
| Long-Term Debt | 13,539,597.26 |
| Non-Current Liability- Other (FSS) | 63,281.87 |
| Total Long-Term Liabilities | 17,706,007.13 |
| TOTAL LIABILITIES | 20,125,307.45 |
| NET POSITION | |
| Beginning Net Position | 29,536,761.50 |
| Retained Earnings | 4,460,815.76 |
| TOTAL NET POSITION | 33,997,577.26 |
| TOTAL LIABILITIES AND NET POSITION | 54,122,884.71 |

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

| | Month to Date | | | Year to Date | | | 100.0% |
|---|------------------|------------------|----------------|-------------------|-------------------|------------------|---------------|
| | Actual | Budget 2 | Remaining | Actual | Budget 2 | Remaining | % used |
| REVENUE | | | | | | | |
| NET DWELLING RENT | 310,179 | 297,945 | -12,234 | 3,652,085 | 3,575,343 | -76,742 | 102.1% |
| TENANT CHARGES | 8,349 | 9,197 | 848 | 71,035 | 110,360 | 39,325 | 64.4% |
| LAUNDRY REVENUE | 1,852 | 2,599 | 747 | 29,855 | 31,184 | 1,329 | 95.7% |
| HUD GRANT REVENUE | 1,634,045 | 1,696,092 | 62,047 | 18,957,598 | 20,353,098 | 1,395,500 | 93.1% |
| OTHER GRANT REVENUE | 37,522 | 32,500 | -5,022 | 449,081 | 390,000 | -59,081 | 115.1% |
| MORTGAGE INTEREST INCOME | 6,318 | 6,234 | -84 | 74,816 | 74,813 | -3 | 100.0% |
| FRAUD RECOVERY | 11,116 | 2,833 | -8,283 | 64,022 | 34,000 | -30,022 | 188.3% |
| OTHER INCOME | 35,382 | 49,222 | 13,840 | 724,386 | 590,668 | -133,718 | 122.6% |
| INVESTMENT INCOME-unrestricted | 300 | 4,234 | 3,934 | 7,397 | 50,804 | 43,407 | 14.6% |
| INVESTMENT INCOME-restricted | 252 | 112 | -140 | 3,027 | 1,346 | -1,681 | 224.9% |
| TOTAL REVENUE | 2,045,315 | 2,100,968 | 55,653 | 24,033,301 | 25,211,616 | 1,178,315 | 95.3% |
| EXPENSES | | | | | | | |
| ADMIN. EMPLOYEE SALARIES | 180,334 | 182,104 | 1,770 | 2,155,798 | 2,185,250 | 29,452 | 98.7% |
| AUDIT FEE | 0 | 2,813 | 2,813 | 32,387 | 33,752 | 1,365 | 96.0% |
| ADVERTISING & MARKETING | 176 | 1,015 | 839 | 15,663 | 12,185 | -3,478 | 128.5% |
| PR TAXES & BENEFITS-ADMIN | 74,315 | 95,533 | 21,218 | 1,016,290 | 1,146,393 | 130,103 | 88.7% |
| OFFICE EXPENSES | 30,388 | 29,731 | -657 | 296,523 | 356,767 | 60,244 | 83.1% |
| LEGAL EXPENSES | 675 | 3,717 | 3,042 | 41,318 | 44,600 | 3,282 | 92.6% |
| TRAVEL | 45 | 1,843 | 1,798 | 121 | 22,122 | 22,001 | 0.5% |
| ALLOCATED OVERHEAD | -429 | 0 | 429 | -179 | 0 | 179 | 0.0% |
| OTHER ADMIN. EXPENSE | 42,067 | 40,734 | -1,333 | 621,209 | 488,807 | -132,402 | 127.1% |
| TOTAL ADMIN. COSTS | 327,571 | 357,490 | 29,919 | 4,179,128 | 4,289,876 | 110,748 | 97.4% |
| TENANT SERVICES-SALARIES | 5,221 | 4,375 | -846 | 56,253 | 52,500 | -3,753 | 107.1% |
| RELOCATION COSTS | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| EMP. BENEFITS-TENANT SVCS | 3,692 | 1,569 | -2,124 | 21,704 | 18,822 | -2,882 | 115.3% |
| TENANT SERVICES-MISC. | 10,918 | 2,947 | -7,971 | 37,035 | 35,365 | -1,670 | 104.7% |
| TOTAL TENANT SERVICES | 19,831 | 8,891 | -10,940 | 114,992 | 106,687 | -8,305 | 107.8% |
| WATER | 21,733 | 17,273 | -4,460 | 240,957 | 207,280 | -33,677 | 116.2% |
| ELECTRICITY | 8,554 | 8,627 | 73 | 101,558 | 103,526 | 1,968 | 98.1% |
| GAS | 773 | 1,840 | 1,067 | 16,854 | 22,079 | 5,225 | 76.3% |
| SEWER | 17,914 | 16,939 | -976 | 198,523 | 203,262 | 4,739 | 97.7% |
| TOTAL UTILITIES-PROJECT | 48,974 | 44,679 | -4,295 | 557,892 | 536,147 | -21,745 | 104.1% |
| MAINTENANCE SALARIES | 28,736 | 32,970 | 4,234 | 369,108 | 395,645 | 26,537 | 93.3% |
| MAINTENANCE MATERIAL | 10,447 | 13,033 | 2,586 | 149,167 | 156,400 | 7,233 | 95.4% |
| MAINTENANCE CONTRACT COSTS | 136,300 | 84,965 | -51,335 | 1,086,375 | 1,019,585 | -66,790 | 106.6% |
| PR TAXES & BENEFITS-MAINT | 17,732 | 19,145 | 1,413 | 220,245 | 229,736 | 9,491 | 95.9% |
| TOTAL MAINTENANCE | 193,215 | 150,114 | -43,101 | 1,824,894 | 1,801,366 | -23,528 | 101.3% |
| PROTECTIVE SERVICES | 3,587 | 4,333 | 746 | 47,629 | 52,000 | 4,371 | 91.6% |
| INSURANCE-ALL | 31,672 | 29,815 | -1,857 | 371,625 | 357,779 | -13,846 | 103.9% |
| OTHER GENERAL EXP ⁴ | 4,125 | 10,071 | 5,946 | 544,345 | 120,850 | -423,495 | 450.4% |
| P.I.L.O.T. | 12,463 | 11,592 | -871 | 133,718 | 139,108 | 5,390 | 96.1% |
| BAD DEBTS - TENANTS | 0 | 7,371 | 7,371 | 12,460 | 88,457 | 75,997 | 14.1% |
| INTEREST EXPENSE | 26,401 | 25,677 | -724 | 246,998 | 308,125 | 61,127 | 80.2% |
| TOTAL OTHER OPERATING EXP. | 78,248 | 88,860 | 10,612 | 1,356,776 | 1,066,319 | -290,457 | 127.2% |
| EXTRAORDINARY MAINT. | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| CASUALTY LOSSES | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| HOUSING ASSIST PAYMENTS | 1,215,686 | 1,336,132 | 120,446 | 14,422,807 | 16,033,580 | 1,610,773 | 90.0% |
| HAP - PORTS IN | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| FRAUD LOSSES | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| TOTAL OTHER COSTS | 1,215,686 | 1,336,132 | 120,446 | 14,422,807 | 16,033,580 | 1,610,773 | 90.0% |
| TOTAL EXPENSES | 1,883,525 | 1,986,165 | 102,640 | 22,456,490 | 23,833,975 | 1,377,485 | 94.2% |
| RETAINED EARNINGS ¹ | 161,790 | 114,803 | -46,987 | 1,576,812 | 1,377,641 | -199,170 | 114.5% |
| +/- REPL. RESERVE ² (NET) | -871 | 11,865 | 12,735 | 17,899 | 142,375 | 124,476 | 12.6% |
| +USDA GRANT FUNDS ¹ | 1,177 | 368,403 | 367,226 | 4,339,947 | 4,420,837 | 80,890 | 98.2% |
| - DEBT SERVICE PMTS (USDA) ³ | -15,628 | -28,127 | -12,499 | -220,783 | -337,528 | -116,745 | 65.4% |
| +/- GAIN/LOSS on PARS TRUST ACCT ¹ | -72,518 | 7,500 | 0 | 354,131 | 90,000 | -264,131 | 393.5% |
| - CAPITALIZED ASSETS | -180,245 | -454,743 | -274,498 | -5,398,957 | -5,456,920 | -57,963 | 98.9% |
| +/- ACCR. INTEREST | -5,838 | -10,478 | -4,640 | -97,979 | -125,741 | -27,762 | 77.9% |
| NET CASH FLOW | -112,133 | 9,222 | 41,337 | 571,069 | 110,664 | -460,405 | 516.0% |

¹ RE+USDA Grant Funds +/- PARS Interest-Depreciation =Balance Shee \$4,474,549

² Replacement Reserve deposits net of withdrawals

³ USDA debt payments

⁴ Includes BOND Issuance Costs \$415,173

Housing Authority of the County of Butte
FARM LABOR HOUSING - R&E RD FORMAT

September 30, 2021

YTD %
100.00

| | Month to Date | | | Year to Date | | | % used |
|--|---------------|---------------|----------------|----------------|----------------|----------------|-----------------|
| | Actual | Budget | Remaining | Actual | Budget | Remaining | |
| Dwelling Rent | 39,661 | 38,689 | 972 | 458,660 | 464,268 | -5,608 | 98.79 |
| Tenant Charges | 641 | 200 | 441 | 1,840 | 2,400 | -560 | 76.68 |
| Laundry Revenue | 104 | 217 | -112 | 3,017 | 2,600 | 417 | 116.04 |
| Investment Income-unrestricted | 1 | 17 | -16 | 18 | 200 | -182 | 8.84 |
| Investment Income-restricted | 16 | 100 | -84 | 190 | 1,200 | -1,011 | 15.79 |
| Federal Grant Revenue | 37,522 | 32,500 | 5,022 | 430,653 | 390,000 | 40,653 | 110.42 |
| Other Income | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| TOTAL REVENUES | 77,945 | 71,722 | 6,223 | 894,378 | 860,668 | 33,710 | 103.92 |
| Maintenance & Repairs Payroll | 1,277 | 3,583 | -2,306 | 39,618 | 43,000 | -3,382 | 92.14 |
| Maintenance & Repairs Supply | -877 | 1,250 | -2,127 | 9,258 | 15,000 | -5,742 | 61.72 |
| Maintenance & Repairs Contracts | 471 | 1,167 | -696 | 12,124 | 14,000 | -1,876 | 86.60 |
| Painting | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| Grounds | 6,887 | 6,604 | 283 | 72,733 | 79,250 | -6,518 | 91.78 |
| Security Services | 1,456 | 1,833 | -377 | 18,850 | 22,000 | -3,150 | 85.68 |
| Capital Budget items | 0 | 54 | -54 | 0 | 650 | -650 | 0.00 |
| Other Operating Expenses | 45 | 292 | -246 | 7,909 | 3,500 | 4,409 | 225.98 |
| Sub-Total Maint. & Operations | 9,259 | 14,783 | -5,524 | 160,492 | 177,400 | -16,908 | 90.47 |
| Electricity | 1,312 | 2,667 | -1,355 | 29,171 | 32,000 | -2,829 | 91.16 |
| Water | 0 | 2,167 | -2,167 | 24,036 | 26,000 | -1,964 | 92.45 |
| Sewer | 1,373 | 1,583 | -210 | 16,475 | 19,000 | -2,525 | 86.71 |
| Fuel (Gas/Propane) | 142 | 583 | -441 | 3,398 | 7,000 | -3,602 | 48.54 |
| Garbage & Trash Removal | 0 | 2,810 | -2,810 | 20,432 | 33,715 | -13,283 | 60.60 |
| Sub-Total Utilities | 2,827 | 9,810 | -6,982 | 93,511 | 117,715 | -24,204 | 79.44 |
| Site Mgmt Payroll | -2,385 | 7,767 | -10,151 | 84,169 | 93,200 | -9,031 | 90.31 |
| Project Auditing Exp | 0 | 322 | -322 | 3,785 | 3,860 | -75 | 98.06 |
| Project Bookkeeping/Accounting | -2,097 | 792 | -2,888 | 8,531 | 9,500 | -969 | 89.80 |
| Legal Expenses | 0 | 100 | -100 | 1,130 | 1,200 | -70 | 94.17 |
| Advertising | 0 | 158 | -158 | 1,125 | 1,890 | -765 | 59.52 |
| Telephone | 417 | 450 | -33 | 4,674 | 5,400 | -726 | 86.55 |
| Office Supplies | 633 | 167 | 466 | 1,361 | 2,000 | -639 | 68.04 |
| Office Furniture & Equipment | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| Training Expense | 9 | 104 | -95 | 9 | 1,250 | -1,241 | 0.74 |
| Health Ins & Other Emp Benefits | 2,410 | 4,296 | -1,886 | 44,812 | 51,548 | -6,736 | 86.93 |
| Payroll Taxes | 568 | 1,051 | -482 | 11,389 | 12,609 | -1,220 | 90.32 |
| Workman's Comp | 574 | 606 | -33 | 6,410 | 7,277 | -867 | 88.09 |
| Other Admin. Expenses | 271 | 783 | -511 | 5,546 | 9,391 | -3,845 | 59.06 |
| Sub-Total Administrative | 401 | 16,594 | -16,193 | 172,940 | 199,125 | -26,185 | 86.85 |
| PILOT (Special Assessments) | 1,436 | 1,925 | -489 | 20,644 | 23,100 | -2,456 | 89.37 |
| Insurance-Property & Liability | 2,595 | 2,577 | 19 | 31,014 | 30,918 | 96 | 100.31 |
| Insurance-Other | 7,935 | 7,575 | 360 | 89,260 | 90,900 | -1,640 | 98.20 |
| Sub-Total Taxes & Insurance | 11,967 | 12,077 | -110 | 140,918 | 144,918 | -4,000 | 97.24 |
| TOTAL EXPENSES | 24,454 | 53,263 | -28,809 | 567,861 | 639,158 | -71,297 | 88.85 |
| RETAINED EARNINGS | 53,491 | 18,459 | 35,032 | 326,517 | 221,510 | 105,007 | 147.41 |
| - Reserve Capital Expenditures | 0 | 1,483 | -1,483 | 44,649 | 17,800 | 26,849 | 250.84 |
| - Debt Payments | 12,559 | 16,352 | -3,793 | 196,232 | 196,228 | 4 | 100.00 |
| - 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) | 0 | 1,144 | -1,144 | 429,856 | 13,725 | 416,131 | 3,131.92 |
| NET CASH FLOW | 40,932 | 1,567 | 39,365 | 515,492 | 18,807 | 496,685 | 2,740.96 |

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

YTD %
100.00

| | Month to Date | | | Year to Date | | | % used |
|---------------------------------------|----------------|----------------|----------------|------------------|------------------|-----------------|---------------|
| | Actual | Budget | Remaining | Actual | Budget | Remaining | |
| Dwelling Rent | 127,785 | 119,589 | 8,196 | 1,499,111 | 1,435,063 | 64,048 | 104.46 |
| Tenant Charges | 4,564 | 7,500 | -2,936 | 47,146 | 90,000 | -42,854 | 52.38 |
| Laundry Revenue | 644 | 1,250 | -606 | 13,455 | 15,000 | -1,545 | 89.70 |
| HUD Grant Revenue | 122,104 | 120,532 | 1,573 | 1,489,299 | 1,446,379 | 42,920 | 102.97 |
| Other Grant Revenue | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| Investment Income-unrestricted | 138 | 1,750 | -1,612 | 3,857 | 21,000 | -17,143 | 18.36 |
| 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 | 2,424 | 2,400 | 24 | 101.02 |
| TOTAL REVENUES | 255,235 | 250,820 | 4,415 | 3,055,292 | 3,009,842 | 45,450 | 101.51 |
| Administrative Employee Salaries | 39,796 | 31,938 | 7,858 | 375,113 | 383,250 | -8,137 | 97.88 |
| Audit Fee | 0 | 280 | -280 | 3,137 | 3,360 | -223 | 93.37 |
| Advertising & Marketing | 0 | 125 | -125 | 9,480 | 1,500 | 7,980 | 632.03 |
| Admin. Fringe Benefits & Taxes | 19,123 | 16,927 | 2,196 | 231,157 | 203,123 | 28,034 | 113.80 |
| Office Expenses | 4,195 | 6,417 | -2,222 | 56,503 | 77,000 | -20,497 | 73.38 |
| Legal Expenses | 75 | 1,667 | -1,592 | 3,218 | 20,000 | -16,782 | 16.09 |
| Travel | 0 | 192 | -192 | 0 | 2,300 | -2,300 | 0.00 |
| Allocated Overhead | 36,410 | 46,340 | -9,930 | 528,569 | 556,083 | -27,514 | 95.05 |
| Other Admin. Expenses | 4,385 | 2,167 | 2,218 | 43,902 | 26,000 | 17,902 | 168.85 |
| Total Operating Admin. Costs | 103,984 | 106,051 | -2,067 | 1,251,081 | 1,272,616 | -21,535 | 98.31 |
| 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 | 246 | 719 | -473 | 1,665 | 8,625 | -6,960 | 19.30 |
| Total Tenant Services | 246 | 719 | -473 | 1,665 | 8,625 | -6,960 | 19.30 |
| Water | 15,229 | 10,458 | 4,771 | 137,650 | 125,500 | 12,150 | 109.68 |
| Electricity | 2,910 | 2,231 | 679 | 28,261 | 26,775 | 1,486 | 105.55 |
| Gas | 293 | 500 | -207 | 5,927 | 6,000 | -73 | 98.79 |
| Sewer | 10,367 | 9,792 | 576 | 116,936 | 117,500 | -564 | 99.52 |
| Total Utilities-Project | 28,800 | 22,981 | 5,819 | 288,774 | 275,775 | 12,999 | 104.71 |
| Maintenance Salaries | 27,884 | 27,595 | 289 | 313,376 | 331,145 | -17,769 | 94.63 |
| Maintenance Materials | 10,906 | 10,417 | 490 | 88,906 | 125,000 | -36,094 | 71.12 |
| Maintenance Contract Costs | 20,860 | 24,063 | -3,203 | 266,774 | 288,750 | -21,976 | 92.39 |
| Maintenance Fringe Benefits | 15,651 | 16,557 | -906 | 191,224 | 198,687 | -7,463 | 96.24 |
| Total Maintenance Costs | 75,302 | 78,632 | -3,330 | 860,280 | 943,582 | -83,302 | 91.17 |
| Protective Services | 1,794 | 2,083 | -290 | 23,384 | 25,000 | -1,616 | 93.54 |
| Insurance-Liab/Property/Auto | 14,216 | 14,104 | 112 | 169,388 | 169,243 | 145 | 100.09 |
| Other General Expenses | 0 | 250 | -250 | 0 | 3,000 | -3,000 | 0.00 |
| PILOT | 11,027 | 9,375 | 1,652 | 109,732 | 112,500 | -2,768 | 97.54 |
| 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 | 27,036 | 30,812 | -3,776 | 302,505 | 369,743 | -67,238 | 81.81 |
| 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 | 235,368 | 239,195 | -3,826 | 2,704,304 | 2,870,341 | -166,037 | 94.22 |
| RETAINED EARNINGS | 19,866 | 11,625 | 8,241 | 350,988 | 139,501 | 211,487 | 251.60 |
| Capital Fund Transfers In | 0 | 7,500 | -7,500 | 90,000 | 90,000 | 0 | 100.00 |
| Capitalized Assets & Work in Progress | 64,971 | 11,442 | 53,529 | 105,632 | 137,300 | -31,668 | 76.94 |
| NET CASH FLOW | -45,104 | 7,683 | -52,788 | 335,356 | 92,201 | 243,155 | 363.72 |

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

YTD %
100.00

| | Month to Date | | | Year to Date | | | % used |
|---------------------------------------|---------------|---------------|----------------|----------------|----------------|-----------------|--------------|
| | Actual | Budget | Remaining | Actual | Budget | Remaining | |
| 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 | 25,765 | 72,419 | -46,654 | 331,291 | 869,023 | -537,732 | 38.12 |
| 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 | 25,765 | 72,419 | -46,654 | 331,291 | 869,023 | -537,732 | 38.12 |
| Administrative Employee Salaries | 2,733 | 3,250 | -517 | 32,242 | 39,000 | -6,758 | 82.67 |
| Audit Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| Advertising & Marketing | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| Admin. Fringe Benefits & Taxes | 443 | 1,000 | -557 | 5,322 | 12,000 | -6,678 | 44.35 |
| Office Expenses | 117 | 417 | -300 | 1,014 | 5,000 | -3,986 | 20.28 |
| Legal Expenses | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| Travel | 0 | 63 | -63 | 0 | 750 | -750 | 0.00 |
| Allocated Overhead | 1,975 | 2,428 | -454 | 28,666 | 29,140 | -474 | 98.37 |
| Other Admin. Expenses | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| Total Operating Admin. Costs | 5,267 | 7,158 | -1,891 | 67,244 | 85,890 | -18,646 | 78.29 |
| 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 | 9 | 0 | 9 | 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 | 16 | 0 | 16 | 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 | 104 | 0 | 104 | 0.00 |
| Maintenance Fringe Benefits | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| Total Maintenance Costs | 0 | 0 | 0 | 104 | 0 | 104 | 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 | 5,267 | 7,158 | -1,891 | 67,400 | 85,890 | -18,490 | 78.47 |
| RETAINED EARNINGS | 20,498 | 65,261 | -44,763 | 263,891 | 783,133 | -519,242 | 33.70 |
| Transfers to PH | 0 | -7,500 | 7,500 | -90,000 | -90,000 | 0 | 100.00 |
| Capital Assets | 20,498 | 57,761 | -37,263 | 173,891 | 693,133 | -519,242 | 25.09 |
| NET CASH FLOW | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |

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

YTD %
100.00

| | Month to Date | | | Year to Date | | | % used |
|---------------------------------------|---------------|--------------|--------------|---------------|---------------|--------------|---------------|
| | Actual | Budget | Remaining | Actual | Budget | Remaining | |
| 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 | 9,085 | 5,944 | 3,141 | 78,689 | 71,322 | 7,367 | 110.33 |
| Other Grant Revenue | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| Investment Income-unrestricted | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| Investment Income-restricted | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| 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 | 9,085 | 5,944 | 3,141 | 78,689 | 71,322 | 7,367 | 110.33 |
| 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 | 5,339 | 4,375 | 964 | 56,370 | 52,500 | 3,870 | 107.37 |
| Relocation Costs | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| Employee Benefits-Tenant Services | 3,746 | 1,569 | 2,178 | 22,319 | 18,822 | 3,497 | 118.58 |
| Resident Services | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| Total Tenant Services | 9,085 | 5,944 | 3,141 | 78,689 | 71,322 | 7,367 | 110.33 |
| 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 | 9,085 | 5,944 | 3,141 | 78,689 | 71,322 | 7,367 | 110.33 |
| 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
September 30, 2021**

**YTD %
100.00**

| | Month to Date | | | Year to Date | | | % used |
|---------------------------------------|---------------|--------------|-------------|---------------|---------------|---------------|--------------|
| | Actual | Budget | Remaining | Actual | Budget | Remaining | |
| 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 | 3,966 | 4,220 | -254 | 43,554 | 50,638 | -7,084 | 86.01 |
| 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 | 3,966 | 4,220 | -254 | 43,554 | 50,638 | -7,084 | 86.01 |
| Administrative Employee Salaries | 279 | 108 | 171 | 994 | 1,300 | -306 | 76.48 |
| Audit Fee | 0 | 0 | 0 | 27 | 0 | 27 | 0.00 |
| Advertising & Marketing | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| Admin. Fringe Benefits & Taxes | 178 | 54 | 124 | 650 | 650 | 0 | 99.97 |
| Office Expenses | 0 | 17 | -17 | 13 | 208 | -195 | 6.26 |
| 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 | 458 | 180 | 278 | 1,684 | 2,158 | -474 | 78.05 |
| 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 | 3,508 | 4,040 | -532 | 41,870 | 48,480 | -6,610 | 86.37 |
| Fraud Losses | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| Total Other Costs | 3,508 | 4,040 | -532 | 41,870 | 48,480 | -6,610 | 86.37 |
| TOTAL EXPENSES | 3,966 | 4,220 | -254 | 43,554 | 50,638 | -7,084 | 86.01 |
| 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) | 134,423 | FY 2021 ADMIN FEES | 63,280 |
| PHA HELD HAP-current | 334,287 | POST-2003 ADMIN FEES | 1,017,672 |
| HUD HELD HAP@12/31/20 | 2,853,668 | INV. IN CAP ASSETS | 98,600 |
| CARES ACT HAP Bal | incl above | CARES ACT AF Bal | 27,026 |

| 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 | 1,212,566 | 1,210,891 | 1,201,699 | 1,153,930 | 1,149,393 | | | | 1,106,203 |
| BEG. INVESTED IN CAPITAL ASSETS | 124,033 | 121,207 | 118,381 | 115,555 | 112,729 | 109,903 | 107,077 | 104,251 | 101,425 | | | | 124,033 |
| HUD ADMIN FEE REVENUE | 126,153 | 126,153 | 188,542 | 155,167 | 128,837 | 128,088 | 128,088 | 128,088 | 128,088 | | | | 1,237,204 |
| FRAUD RECOVERY | 1,863 | 1,788 | 2,457 | 4,638 | 1,843 | 1,625 | 2,154 | 4,358 | 5,558 | | | | 26,282 |
| INTEREST INCOME / GAIN or LOSS INV | -2,253 | 19,744 | 11,001 | 35,362 | 9,616 | 14,997 | 6,336 | 15,684 | -36,203 | | | | 74,282 |
| DEPRECIATION (reduces Capital Assets) | -2,826 | -2,826 | -2,826 | -2,826 | -2,826 | -2,826 | -2,826 | -2,826 | -2,826 | | | | -25,433 |
| BAD DEBT-ADMIN / OPEB YE Adj | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 0 | | | | 11 |
| ADMINISTRATIVE EXPENDITURES | -155,373 | -139,905 | -135,104 | -133,868 | -141,971 | -153,912 | -184,346 | -152,667 | -165,885 | | | | -1,363,031 |
| ENDING ADMIN RESERVE BALANCE | 1,197,799 | 1,202,753 | 1,266,823 | 1,325,295 | 1,320,794 | 1,308,777 | 1,258,182 | 1,250,819 | 1,179,551 | 0 | 0 | 0 | 1,179,551 |
| YTD Change in Admin. | -32,437 | -27,484 | 36,587 | 95,059 | 90,558 | 78,540 | 27,945 | 20,582 | -50,685 | | | | -50,685 |
| 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 | 30,794 | 31,571 | 23,428 | 16,700 | 15,706 | 2,212 | | | | 199,263 |
| CARES ACT 2020 ADMIN EXPENDITURES | -23,079 | -22,008 | -33,766 | -30,794 | -31,571 | -23,428 | -16,700 | -15,706 | -2,212 | | | | -199,263 |
| 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 | 358,566 | 362,314 | 83,427 | 191,321 | 267,773 | | | | 271,274 |
| HUD HAP REVENUE | 1,216,637 | 1,216,637 | 1,202,314 | 1,186,163 | 1,246,777 | 992,892 | 1,222,747 | 1,222,747 | 1,253,450 | | | | 10,760,364 |
| FRAUD RECOVERY | 1,863 | 1,788 | 2,457 | 4,638 | 1,843 | 1,625 | 2,154 | 4,358 | 5,558 | | | | 26,282 |
| FSS FORFEITURES | 0 | 0 | 0 | 7,429 | 0 | 0 | 0 | 0 | 0 | | | | 7,429 |
| BAD DEBT-HAP | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | 0 |
| HOUSING ASSISTANCE PAYMENTS | -1,146,506 | -1,199,232 | -1,199,820 | -1,207,075 | -1,244,872 | -1,273,404 | -1,117,006 | -1,150,653 | -1,192,494 | | | | -10,731,062 |
| ENDING HAP RESERVE BALANCE | 343,267 | 362,460 | 367,411 | 358,566 | 362,314 | 83,427 | 191,321 | 267,773 | 334,287 | 0 | 0 | 0 | 334,287 |
| YTD Change in HAP | 71,993 | 91,186 | 96,137 | 87,292 | 91,040 | -187,847 | -79,953 | -3,501 | 63,013 | | | | 63,013 |
| 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 | 1,564,988 | 1,564,988 | 1,564,988 | 1,564,988 | 1,564,988 | | | | 14,084,892 |
| HAP EXPENDITURES (Current Month) | 1,194,154 | 1,188,755 | 1,205,360 | 1,220,586 | 1,232,855 | 1,212,379 | 1,152,944 | 1,157,249 | 1,166,780 | | | | 10,731,062 |
| CY 2020 HAP BUDGET UTILIZATION | 76% | 76% | 77% | 78% | 79% | 77% | 74% | 74% | 75% | | | | 76% |
| BUDGET AVAILABLE (YTD) | 1,564,988 | 3,129,976 | 4,694,964 | 6,259,952 | 7,824,940 | 9,389,928 | 10,954,916 | 12,519,904 | 14,084,892 | | | | 14,084,892 |
| TOTAL HAP EXPENDITURES (YTD) | 1,194,154 | 2,382,909 | 3,588,269 | 4,808,855 | 6,041,710 | 7,254,089 | 8,407,033 | 9,564,282 | 10,731,062 | | | | 10,731,062 |
| BUDGET REMAINING (YTD) | 370,834 | 747,067 | 1,106,695 | 1,451,097 | 1,783,230 | 2,135,839 | 2,547,883 | 2,955,622 | 3,353,830 | | | | 3,353,830 |
| 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 | 1,885 | 1,902 | 1,930 | 1,951 | 1,965 | 1,940 | 1,929 | 1,950 | | | | 17,326 |
| UNIT MONTH'S AVAILABLE | 2,236 | 2,236 | 2,236 | 2,236 | 2,236 | 2,236 | 2,236 | 2,236 | 2,236 | | | | 20,124 |
| OVER or (UNDER) LEASED | -362 | -351 | -334 | -306 | -285 | -271 | -296 | -307 | -286 | 0 | 0 | 0 | -2,798 |
| CY 2021 VOUCHER UTILIZATION | 84% | 84% | 85% | 86% | 87% | 88% | 87% | 86% | 87% | | | | 86% |
| CY 2020 VOUCHER UTILIZATION | 87% | 88% | 88% | 88% | 88% | 87% | 87% | 86% | 85% | 85% | 85% | 85% | 87% |
| CY 2021 AVERAGE HAP | 637 | 631 | 634 | 632 | 632 | 617 | 594 | 600 | 598 | | | | 619 |
| 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 = \$20,026,663 (\$15,732,092 Renewal ABA + \$2,853,668 Reserves + \$193,813 New VASH + \$283 2020 reparation)
+ 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 | NOV'21 | OCT'21 | SEP'21 | AUG'21 | JUL'21 | JUN'21 | MAY'21 | APR'21 | MAR'21 | FEB'21 | JAN'21 | DEC'20 |
|------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| BUTTE | | | | | | | | | | | | |
| ACC UNIT MONTHS | 1955 | 1955 | 1955 | 1955 | 1955 | 1955 | 1955 | 1955 | 1955 | 1955 | 1955 | 1955 |
| CURRENT LEASED | 1775 | 1775 | 1767 | 1748 | 1754 | 1777 | 1767 | 1746 | 1720 | 1707 | 1694 | 1692 |
| VOUCHER UTILIZATION % | 90.79% | 90.79% | 90.38% | 89.41% | 89.72% | 90.90% | 90.38% | 89.31% | 87.98% | 87.31% | 86.65% | 86.55% |
| GLENN | | | | | | | | | | | | |
| ACC UNIT MONTHS | 87 | 87 | 87 | 87 | 87 | 87 | 87 | 87 | 87 | 87 | 87 | 87 |
| CURRENT LEASED | 64 | 65 | 67 | 66 | 68 | 68 | 67 | 65 | 65 | 60 | 60 | 59 |
| VOUCHER UTILIZATION % | 73.56% | 74.71% | 77.01% | 75.86% | 78.16% | 78.16% | 77.01% | 74.71% | 74.71% | 68.97% | 68.97% | 67.82% |
| VASH | | | | | | | | | | | | |
| ACC UNIT MONTHS | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 164 | 164 | 164 | 164 |
| CURRENT LEASED | 116 | 114 | 111 | 111 | 114 | 116 | 112 | 114 | 112 | 113 | 115 | 116 |
| VOUCHER UTILIZATION % | 59.79% | 58.76% | 57.22% | 57.22% | 58.76% | 59.79% | 57.73% | 58.76% | 68.29% | 68.90% | 70.12% | 70.73% |
| TOTAL | | | | | | | | | | | | |
| ACC UNIT MONTHS | 2236 | 2236 | 2236 | 2236 | 2236 | 2236 | 2236 | 2236 | 2206 | 2206 | 2206 | 2206 |
| CURRENT LEASED | 1955 | 1954 | 1945 | 1925 | 1936 | 1961 | 1946 | 1925 | 1897 | 1880 | 1869 | 1867 |
| VOUCHER UTILIZATION % | 87.43% | 87.39% | 86.99% | 86.09% | 86.58% | 87.70% | 87.03% | 86.09% | 85.99% | 85.22% | 84.72% | 84.63% |

| HAP SUMMARY* | NOV'21 | OCT'21 | SEP'21 | AUG'21 | JUL'21 | JUN'21 | MAY'21 | APR'21 | MAR'21 | FEB'21 | JAN'21 | DEC'20 |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| ACC BUDGET | \$ 1,567,310 | \$ 1,567,310 | \$ 1,567,310 | \$ 1,567,310 | \$ 1,567,310 | \$ 1,567,310 | \$ 1,567,310 | \$ 1,567,310 | \$ 1,567,310 | \$ 1,567,310 | \$ 1,567,310 | \$ 1,350,768 |
| ACTUAL HAP | \$ 1,168,044 | \$ 1,181,218 | \$ 1,157,963 | \$ 1,152,172 | \$ 1,147,305 | \$ 1,206,177 | \$ 1,229,097 | \$ 1,215,317 | \$ 1,199,964 | \$ 1,185,415 | \$ 1,171,441 | \$ 1,158,489 |
| PER UNIT COST | \$ 597 | \$ 605 | \$ 595 | \$ 599 | \$ 593 | \$ 615 | \$ 632 | \$ 631 | \$ 633 | \$ 631 | \$ 627 | \$ 621 |
| BUDGET UTILIZATION % | 74.53% | 75.37% | 73.88% | 73.51% | 73.20% | 76.96% | 78.42% | 77.54% | 76.56% | 75.63% | 74.74% | 85.77% |

| ACTIVITY SUMMARY | NOV'21 | OCT'21 | SEP'21 | AUG'21 | JUL'21 | JUN'21 | MAY'21 | APR'21 | MAR'21 | FEB'21 | JAN'21 | DEC'20 |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| # PORT IN BILLED | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| #PORT OUT UNDER CONTRACT | 36 | 37 | 39 | 40 | 41 | 72 | 85 | 84 | 86 | 88 | 89 | 89 |
| ZERO HAP | 14 | 16 | 24 | 17 | 17 | 17 | 14 | 14 | 14 | 13 | 16 | 16 |
| UTILITY ASSISTANCE PAYMENTS | 82 | 69 | 57 | 57 | 56 | 51 | 51 | 52 | 50 | 51 | 52 | 56 |
| NEW ADMISSIONS | ** | 28 | 30 | 40 | 28 | 24 | 45 | 58 | 49 | 36 | 45 | 27 |
| INITIAL VOUCHERS SEARCHING | 170 | 195 | 242 | 291 | 277 | 283 | 326 | 298 | 288 | 234 | 229 | 178 |
| ACTUAL/ESTIMATED EOP | 22 | 11 | 13 | 12 | 21 | 48 | 29 | 25 | 24 | 14 | 26 | 19 |
| REMAIN ON WAITING LIST | 2819 | 2963 | 3112 | 3355 | 3940 | 4226 | 1814 | 1973 | 2107 | 2505 | 2723 | 2900 |

*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 | 116* | 7 | 2 | 24 | 20 | 10 | 30 | 30 | 0 (12) | 18 | 40 | 174 | % |
| Nov-21 | 11** | 1 | 0 | 0 | 2 | 0 | 0 | 4 | 12*** | 0 | 1 | 7 | 94.5% |
| Oct-21 | 15** | 0 | 0 | 0 | 1 | 0 | 0 | 3 | 12*** | 0 | 1 | 5 | 97.1% |
| Sep-21 | 16** | 0 | 0 | 0 | 1 | 0 | 2 | 4 | 12*** | 1 | 1 | 9 | 94.8% |
| Aug-21 | 16** | 0 | 0 | 0 | 1 | 0 | 1 | 2 | 12*** | 1 | 1 | 6 | 96.6% |
| Jul-21 | 15** | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 12*** | 0 | 1 | 2 | 98.9% |
| Jun-21 | 15** | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 12*** | 0 | 0 | 1 | 99.4% |
| 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% |

* Unit count adjusted by units offline - (14) uninhabitable and (9) less units due to rehab reconfiguration.

** Vacancy rate does not include units offline for construction; (9) 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 | % |
| Nov-21 | 1 | 0 | 5 | 1 | 0 | 1 | 0 | 8 | 97.7% |
| Oct-21 | 1 | 0 | 4 | 3 | 0 | 1 | 0 | 9 | 97.4% |
| Sep-21 | 1 | 0 | 3 | 5 | 0 | 1 | 0 | 10 | 97.1% |
| Aug-21 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 6 | 98.3% |
| Jul-21 | 2 | 0 | 1 | 1 | 0 | 1 | 1 | 6 | 98.3% |
| 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% |

| BANYARD MGMT | |
|--------------|---------------|
| Location | Chico Commons |
| # of Units | 72 |
| Nov-21 | 0 |
| Oct-21 | 0 |
| Sep-21 | 1 |
| Aug-21 | 2 |
| Jul-21 | 3 |
| Jun-21 | 5 |
| May-21 | 3 |
| Apr-21 | 3 |
| Mar-21 | 2 |
| Feb-21 | 1 |
| Jan-21 | 3 |
| Dec-20 | 2 |

| BCAHDC | | | | |
|------------|---------------|-------------------|--------------|----------------|
| Location | 1200 Park Ave | Gridley Springs I | Harvest Park | Walker Commons |
| # of Units | 107 | 32 | 90 | 56 |
| Nov-21 | 3 | 0 | 2 | 0 |
| Oct-21 | 4 | 0 | 0 | 0 |
| Sep-21 | 4 | 1 | 2 | 0 |
| Aug-21 | 3 | 1 | 1 | 0 |
| Jul-21 | 3 | 0 | 0 | 1 |
| 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 |

Public Housing

Waiting List: Number of Applicants

| Bedroom Size | Chico | est wait | Oroville | est wait | Gridley/Biggs | est wait |
|--------------|------------------|----------|----------|----------|---------------|----------|
| 1 | 15 Transfer list | 3+ | 182 | 8+ | 129 | 8+ |
| 2 | 163 | 7+ | | | 103 | 6+ |
| 3 | 37 | 3+ | 18 | 1+ | 21 | 4+ |
| 4 | 18 | 5+ | | | 11 | 3+ |
| 5 | | | | | 1 | 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 | 22 | | 9 | 2 |
| 2 | 2 | 7 | | | 2 | |
| 3 | 1 | 2 | 1 | 6 | 1 | |
| 4 | 0 | 4+ | | | 0 | |
| 5 | | | | | 0 | |

MEMO

Date: November 10, 2021

To: HACB Board of Commissioners

From: Jerry Martin, Modernization Coordinator

Subject: Status of HACB Construction Projects

As of November 10, 2021, the status of HACB construction activity follows:

- Public Housing – All sites. Abatement and replacement of asbestos-containing floor tiles; Three (3) unit has been completed during the 2020/2021 fiscal year to date; 128 of 232 Public Housing units have been completed overall.
- Public Housing – Energy Conservation. Electrical Fixture replacements in planning, project bidding planned for Fall/Winter 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 bidding expected during the fall/winter 2021 with construction planned for the spring of 2022.
- 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 substantially complete with final completion expected during November.
- Farm Labor Housing – Combined Phase II & III Rehab. Overall, project construction is 100% complete, with all 11 contracted buildings, including 17 units, complete and tenant-occupied at this time. Final contractor contract closeout processes underway. HACB continues to work with USDA-RD to pursue all avenues for funding to continue with future rehab phases. HACB is also investigating application for State Joe Serna Jr. Farmworker Housing funds, which may provide up to \$10 million per application.
- Kathy Court Apts, Paradise – Project Architect has completed construction permit documents and submitted to the Town of Paradise.
 - Basis Architecture met the mid-September construction permit deadline. Meeting this deadline has preserved the property’s “grandfathered” status post-Camp Fire Disaster.
 - Plan check comments are expected during November at which time Project Construction Documents will be updated and the bid manual prepared.

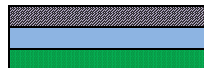
*November 04, 2021
HACB Construction Status Memo
pg. 1*

- To date, the existing septic system has been determined intact, though recent inspection has revealed the septic tank to be cracked, requiring replacement during building construction. The property has been cleared of dead trees and fire debris, and is being maintained by property manager, RSC.
- 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. CDBG-DR monies are being considered. The PG&E Claim settlement will clarify the financial needs.
- 2131 Fogg Avenue – Development Initiative. Two build-out approaches are being evaluated:
 - Small House Manufactured Option: HMR Architects 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.
 - Traditional Multifamily Option: by way of comparison and analysis, HMR Architects has completed schematic design plans using traditional multifamily construction methods. The alternate yields 18 units at the site (16 one-bedroom and 2 two-bedroom).
 - Feasibility Construction Cost Estimating: Cost estimating of the Small House Manufactured Option vs Traditional Multifamily Option has been reviewed in conjunction with Nick Benjamin, Executive Director of the California Affordable Housing Agency. Nick is an expert in the modular and manufactured housing market; based on Nick’s review it has been determined that further analysis is needed, regarding actual delivery potential.
 - The next step is to meet with a local manufactured housing dealer working and delivering product within Butte County. This will provide a better understanding of the local inventory, delivery availability and local cost impacts relating to manufactured housing, and how these factors will impact the feasibility of this option.
- 2020A Bond Renovations - Renovation work to be accomplished at the six (6) properties financially leveraged by the Bond issuance.
 - Most of the work identified in the Property Condition Assessments will be completed by property manager RSC Associates through the course of operations, supported by the architect in providing specifications to materials and products.
 - HMR Architects, Inc has been contracted to provide architecture for the 2020A Bond Renovation beginning with two (2) major rehab efforts, involving the remediation of the stucco siding at Evanswood Apartments, Oroville, and reconstruction of the stair access and balcony assemblies at the Lincoln Apartments, Chico.
 - HMR Architects has completed Designed Development work for Evanswood Estates and is well underway preparing Construction Documents. These designs are expected to be submitted for City of Oroville review during the month of November or early December.
 - Design Development work is underway for Lincoln Apartments. These designs are expected to be ready for jurisdictional planning review during the month of December.
- Gridley Farm Labor Housing’s commercial structures have been evaluated for the presence of lead-based paint and asbestos, in anticipation of exterior maintenance and painting. All planned work will be subject to lead abatement protocols. Partial siding replacement, select exterior door replacement and full exterior paint of the four (4) buildings occupied by E. Center and Mi C.A.S.A. is planned. Construction documents have been prepared with contractor bidding underway.

12 Month HACB Project Schedule - November 10, 2021

| 1 to 5 | 1 Most Urgent | 5 Less Urgent | Cost Est | Oct-21 | Nov-21 | Dec-21 | Jan-22 | Feb-22 | Mar-22 | Apr-22 | May-22 | Jun-22 | Jul-22 | Aug-22 | Sep-22 |
|-----------------------------|---------------|---|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| FLH | | | | | | | | | | | | | | | |
| 1 | | Phase (II & III) Combined Unit Rehab - CM | \$236,937.00 | | | | | | | | | | | | |
| 1 | | Phase (II & III) Combined Unit Rehab - Construction (11 Buildings) | \$6,140,849.00 | | | | | | | | | | | | |
| 3 | | Admin Building- Gutters, Downspout, Paint | \$35,000.00 | | | | | | | | | | | | |
| 1 | | 1567 Booth Commercial Buildings: E Center and Micasa Siding And Paint | \$138,000.00 | | | | | | | | | | | | |
| Public Housing | | | | | | | | | | | | | | | |
| 2 | | Energy Performance - Electrical | \$254,380.00 | | | | | | | | | | | | |
| 3 | | ADA Units upgrade (43-10) | \$213,000.00 | | | | | | | | | | | | |
| 1 | | HVAC Replacement (43-01,02) | \$192,000.00 | | | | | | | | | | | | |
| 1 | | ACM Tile Abatement | \$58,484.00 | | | | | | | | | | | | |
| 1 | | Landscape Improvements (43-13) Shelton Oaks and Rhodes Terrace | \$359,176.00 | | | | | | | | | | | | |
| 4 | | Oro Dam Wall | \$250,000.00 | | | | | | | | | | | | |
| 3 | | PH Capital Fund Energy Audit | \$13,000.00 | | | | | | | | | | | | |
| 1 | | AMP Wide Carbon Monoxide Detector Replacement | \$56,058.00 | | | | | | | | | | | | |
| Chico Commons | | | | | | | | | | | | | | | |
| | | Property repositioning and Refinance | Cost Estimates Pending | | | | | | | | | | | | |
| 1 | | Subject to refinance Gutters and Downspout Replacement | Cost Estimates Pending | | | | | | | | | | | | |
| 1 | | Subject to refinance Exterior Building Paint | Cost Estimates Pending | | | | | | | | | | | | |
| 2 | | Subject to refinance HVAC Replacements | Cost Estimates Pending | | | | | | | | | | | | |
| 3 | | Subject to refinance Cabinets, Interior Work | Cost Estimates Pending | | | | | | | | | | | | |
| Walker Commons | | | | | | | | | | | | | | | |
| | | Property repositioning and Refinance | Cost Estimates Pending | | | | | | | | | | | | |
| 2 | | Subject to refinance Architecture: Window, HVAC, Siding Repl. | Cost Estimates Pending | | | | | | | | | | | | |
| 3 | | Subject to refinance Siding Reply/ Gutter and Downspout Repl/ Window | Cost Estimates Pending | | | | | | | | | | | | |
| 3 | | Subject to refinance HVAC | Cost Estimates Pending | | | | | | | | | | | | |
| 3 | | Subject to refinance ADA Path of Travel | Cost Estimates Pending | | | | | | | | | | | | |
| DAC's Reports | | | | | | | | | | | | | | | |
| 1 | | Update ALL reports in ALL projects | \$1,200.00 | | | | | | | | | | | | |
| Evanswood Apts | | | | | | | | | | | | | | | |
| | | Architecture: Exterior Stucco and Siding Improvement Project | \$93,900.00 | | | | | | | | | | | | |
| | | Construction: Exterior Stucco and Siding Improvement Project | \$1,556,100.00 | | | | | | | | | | | | |
| Lincoln Apts. | | | | | | | | | | | | | | | |
| | | Architecture: Exterior Stairway and Balcony Imp Project | \$155,500.00 | | | | | | | | | | | | |
| | | Construction: Exterior Stairway and Balcony Imp Project | \$750,000.00 | | | | | | | | | | | | |
| Alamont Apts. | | | | | | | | | | | | | | | |
| Park Place Apts. | | | | | | | | | | | | | | | |
| Cordillera Apts. | | | | | | | | | | | | | | | |
| Locust Apts. | | | | | | | | | | | | | | | |
| 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 | \$259,535.12 | | | | | | | | | | | | |
| Total next 12 months | | | \$15,454,961.12 | | | | | | | | | | | | |

| | | |
|--------|-------------------|------------|
| 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 |
| 501-21 | Obligation Start: | 2/23/2021 |
| | Obligation End: | 2/22/2023 |
| | Disbursement End: | 2/22/2025 |



Design/Bid Phase
Construction Phase
Completed

MEMO

Date: November 4, 2021

To: HACB Board of Commissioners

From: Jerry Martin, Modernization Coordinator

Subject: Public Housing - Capital Fund Status Report

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

This Capital Fund is 38% obligated and 36% expended. Projects Include:

- **ACM Tile Replacement** – All concrete-block units – ongoing, sixteen (16) 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 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.
- **HVAC Replacements** – 43-01, Replace one (1) package HVAC unit. Project complete.
- **HVAC Replacements – Gridley and Biggs (43-1A,1B,04 and 43-2A,2B)** Replace twenty (20) package HVAC units that have reached the end of their useful life. Project currently out to bid.
- **HVAC Replacements – Gardella (43-14)** Replace One (1) failing split system Furnace, 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.

*November 10, 2021
HUD Public Housing Capital Fund Report
pg. 1*

- **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 21% obligated and 14% expended. Projects Included:

- **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 re-bidding is planned for fall/winter 2021 for spring 2022 construction.
- **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 perimeter and unit demising fencing systems, in planning.

Capital Fund 501-21, Funding Amount \$913,365

This Capital Fund is 10% obligated and 0% expended. Projects Planned:

- **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, Gardella Apts, 43-14, in planning.
- **Resurfacing of Roadways** – Rhodes Terrace, Shelton Oaks (43-13), Winston Gardens (43-10), Gardella (43-14), Hammon Park, Oro Dam Blvd (43-15), in planning.
- **Roof Replacements** – Select Units. Replace aging and failing roofing systems fascia, soffit, gutters and downspouts, in planning.
- **Exterior Paint and Stucco Repair** – Winston Gardens (43-10), in planning.

Capital Fund 501-19, Safety and Security Grant Funding Amount \$56,058.00

This Capital Fund is 0% obligated and 0% expended

- **Carbon Monoxide Replacement** – Amp wide replacement of aging Carbon Monoxide detectors in all Public Housing units, in planning.

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 11-10-2021
 Capital Funds 501-19, 501-20 and 501-21

| Line No. | Summary by Development Account | 501-19 (Revision #1, 06-30-2021) | | | | 501-20 | | | | 501-21 | | | | Totals | | |
|----------|---|----------------------------------|-----------|-----------|--------------|----------|---------|-----------|-----------|----------|---------|-----------|----------|--------------|----------|-----------|
| | | Original | Revised | Obligated | Expended | Original | Revised | Obligated | Expended | Original | Revised | Obligated | Expended | Orig/Revised | Expended | Balance |
| | Total Non-CGP Funds | | | | | | | | | | | | | | | |
| 1 | 100 Reserved Budget | \$4,455 | \$0 | | | | | | | | | | | 0 | 0 | 0 |
| 2 | 1406 Operations (20%) | \$28,811 | \$28,811 | | | 90,000 | | 90,000 | 90,000 | 27,875 | | | | 146,686 | 90,000 | 56,686 |
| 3 | 1408 Management Improvements | \$2,000 | \$2,000 | | | 2,000 | | | | 5,000 | | | | 9,000 | 0 | 9,000 |
| 4 | 1410 Administration (10%) | \$80,842 | \$81,287 | \$81,287 | \$81,287 | 87,533 | | 87,533 | 25,534.81 | 91,336 | | 91,336 | | 260,156 | 106,822 | 153,334 |
| 5 | 1480 Audit | \$2,000 | \$2,000 | | | 2,000 | | | | 2,000 | | | | 6,000 | 0 | 6,000 |
| 7 | 1480 Fees and Costs | \$75,120 | \$75,120 | \$47,500 | \$33,508 | 90,000 | | | | 75,000 | | | | 240,120 | 33,508 | 206,612 |
| 14 | 1480 General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment | \$616,153 | \$620,163 | \$181,070 | \$181,071 | 600,306 | | 9,151 | 9,151 | 712,154 | | | | 1,932,623 | 190,222 | 1,742,401 |
| 17 | 1480 Relocation Costs | \$3,500 | \$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 |
| | | \$812,881 | \$812,881 | \$309,858 | \$295,865.50 | 875,339 | 0 | 186,684 | 124,686 | 913,365 | 0 | 91,336 | 0 | 2,601,585 | 420,551 | 2,181,034 |

HUD Low Income Public Housing

Capital Fund Program Summary - Projects Proposed or Under Contract

| | | 100 Reserved Budget | 1406 Operations | 1408 Mgmt. Improvements | 1410 Admin | 1480 Audit | 1480 Fees and Cost | 1480 General Capital Activity | 1480 Relocation Costs | Totals | "UC" Under Contract |
|-----------|--|---------------------------|--------------------|-------------------------------|---------------|---------------|--------------------------|-------------------------------------|-----------------------------|-----------|---------------------------|
| Acct Code | Cash Available as of 11-04-2021 | - | 56,686 | 9,000 | 153,334 | 6,000 | 206,612 | 1,742,401 | 7,000 | 2,181,034 | |
| | 501-19 , 501-20, 501-21 Funding | | | | | | | | | | |
| 100 | Reserved Budget | - | | | | | | | | - | |
| 1406 | Operations | | 56,686 | | | | | | | 56,686 | |
| 1408 | Management Improvements | | | 9,000 | | | | | | 9,000 | |
| 1411 | Audit Cost Cap Fund | | | | | 6,000 | | | | 6,000 | |
| 1410 | Administration | | | | 153,334 | | | | | 153,334 | |
| 1430 | Fees and Costs: Arch. Service, Permits Const. Admin, Etc.. | | | | | | 197,495 | | | 197,495 | |
| 1430 | Fees and Costs: CAP Fund Environmental Review ECORP | | | | | | 9,117 | | | 9,117 | Complete |
| 1430 | Fees and Costs: 43-13 Landscape Imp Shelton and Rhodes | | | | | | | | | | UC |
| 1450 | Tree Maintenance- Amp Wide | | | | | | | - | | - | Complete |
| 1450 | Parking and Driveway Asphalt and Concrete Site Imp | | | | | | | - | | - | Complete |
| 1450 | 115 Nelson Ave Door and Window Security | | | | | | | - | | - | Complete |
| 1460 | Dwelling Structures | | | | | | | | | | |
| 1465 | Dwelling Equipment - 43-03 HVAC Repl | | | | | | | - | | - | Complete |
| 1465 | Dwelling Equipment - 43-02 HVAC Repl | | | | | | | - | | - | Complete |
| 1470 | Non-Dwelling Structures | | | | | | | | | | |
| 1475 | Non-Dwelling Equipment | | | | | | | | | | |
| 1485 | Demolition | | | | | | | | | | |
| 1480 | General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment | | | | | | | 1,742,401 | | 1,742,401 | |
| 1495 | Relocation Costs | | | | | | | | 7,000 | 7,000 | |
| 1502 | Contingency | | | | | | | | | | |
| | | | | | | | | | | 2,181,034 | Total |

MEMO

Date: November 10, 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 November 1, 2021, we have a total of (82) occupied units. Nine (9) units are being kept offline because they fall in Phase IV of the ongoing rehab work, and (14) 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 (11) units available for occupancy. New prospective residents, most of the time, want to rent the newly rehabbed units. Staff continues to invite moving into older units, promising an opportunity to move into a new rehabbed unit when the latter phases of construction are completed. AWI's Resident Manager, Brenda Garcia, moved into 874 Authority Drive last month, which helped increase the occupancy on the property. There are currently (11) applicants on our waiting list. There is no "intent to vacate notices" or unlawful detainers at this time.

Affordable Tree Care is scheduled to come out this month to trim a tree on Sussex Avenue, due to the tree being top-heavy and posing a potential safety hazard. Also, a tree that had split in half alongside E. Gridley Rd. was removed by Butte County Public Works in the month of October. We are in the process of obtaining bids to make repairs to the Standby Well - so far, we have (1) bid from Durham Pump, and seek to get another (2-3) bids for this project in the upcoming weeks.

On-site security reports no significant issues on the property at this time. AWI maintenance staff continue to work on vacancy make-readies and work orders. Sierra Landscaping continues to serve the landscaping needs of the property.

Monthly food distribution was held on November 9, 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 Mi CASA staff wearing PPE. The Promotores program, a North Valley Catholic Social Services initiative, will be hosting a Dual Language Learning (DLL) program that will target children ages 0-5 years. The program will complement the Mi CASA Afterschool program, in working with younger children to help improve linguistic and cognitive skills, and academic outcomes in school. The start of the DLL program is anticipated this month. This service will be free of charge to all residents and will be run out of the Community Room on Staff Drive, which is being leased by Promotores.

Mi C.A.S.A.'s classes for their Fall Session began on September 30, 2021. Mi C.A.S.A. staff is reporting 25-30 students in attendance on a daily basis. Mi C.A.S.A staff continues to utilize

COVID-19 operations protocols. The Mi CASA building saw a waterline break under the structure, with HACB maintenance staff repairing the leak.

Construction is complete for Rehab Phases II and III of the remodeling work. Additional funds are being sought to continue the work – USDA’s national reorganization has left the property without Workout Plan funding. The property has been assigned a third program representative yet this year. 2022 rehab activity is jeopardized. State Joe Serna Jr. Farmworker Housing program funds are being investigated as an alternative.

Renovation/demolition/historic preservation of the historically significant 1930’s era wooden units is now under consideration.

Exterior improvements to the commercial lease buildings, including the E Center and Mi CASA structures, which includes lead paint abatement, limited siding replacement and painting, are out to bid.

As of October 1, 2021, new third-party property manager AWI is on site, working through a 1-2 month transition from HACB management, in taking on the site’s USDA-RD and Demonstration Unit residential units. HACB will still manage the commercial lease buildings.

MEMO

Date: November 10, 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 continues to be (0) vacancies or 100% occupied as of this memo. In terms of rent collection, three (3) residents owe rent. Two households we are awaiting payment from the Rent Relief Program and again one eviction in the process. The new on-site manager, Donna Bennett, is settling into her new job. The property continues to perform consistent with budget or better.

Cordillera/Cameo Apartments, Chico - The property currently has two (2) vacancies. One unit was re-rented and the remaining unit RSC has an application in process. The majority of the monthly rent was collected for the month, with the exception of partial payments being sent from the Butte County Behavioral Health SEARCH program on behalf of their clients.



Evanswood Estates Apartments, Oroville – This property currently has three (3) vacancies as of the first of the month; the RSC narrative reiterates the current turnover and status of vacant units, 100% of the rent was collected for October. Property insurance will be covering the

rent loss for fire-damaged units #28 and #71. Insurance-paid fire mitigation and reconstruction continues for units #28 and #71, with #28 having secured its permit, and #71 in permit review. The HACB now owns 31 of 32 property units, Unit #53 being the only unit not owned by HACB. The buildings need repair and upgrade to exterior siding, to ensure integrity into the future. Exterior building work is planned to be addressed in 2022; HMR Architects has been retained to generate the bid documents for exterior remediation. Recently purchased Units #21, #25, and #33 are fully occupied, with 100% of the rent having been collected

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 as both YTD income and operating expenses are better than what was budgeted. The property performed their annual interior inspections of all units. Miquel Aguirre is the new maintenance person.

Kathy Court Apartments, Paradise – Kathy Court, burnt to the ground in the Camp Fire, has been cleared, yet retains its 12-unit septic system. Plan documents have been submitted to the Town of Paradise, preserving the “grandfathered” status of the non-conforming zoning use. Financing is only partially secured, relying on 2020A Bond proceeds, as of yet undetermined PG&E Claim proceeds, and possible use of CDGB Disaster Recovery funds. We have been informed by HARRP, our insured provider, that property and liability insurance will not be renewed. Alternate insurance providers will be sought, it is anticipated the significant increases in premiums will be confronted.



Lincoln Apartments, Chico – Lincoln Apartments has zero (0) vacancy as of the 1st

of November, with one (1) thirty-day notice to vacate. The majority of rent was collected for the month, with two partial payments. HMR Architects has developed plans for building upgrades, focused on the exterior walkways, stairways, and railing assemblies, windows, and heating and cooling systems. Exterior painting will follow the walkway improvements. Walkway work and parking lot repair will occur in 2022.

Locust Apartments, Chico - The property has zero (0) vacancy as of the 1st of the month. In terms of rent collection for the month, all rents were collected, with the exception of three (3) households who owe partial monthly rent amounts.



Park Place Apartments, Oroville – The property has one (1) vacancy as of the first of the November, with RSC reviewing applications for unit occupancy. One unit did not pay rent for the month, 3rd party property manager, RSC & Associates, is working on collection.

2131 Fogg Ave, Oroville – This single family “Demo” house is occupied. HMR Architects has been retained to schematically explore site use, principally, the exploration of use of “small houses” in building out the property. Design development and analysis work is underway.



November 4, 2021

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

RE: October 2021 HACB Monthly Financial Package

Dear Mr. Mayer:

Below is a summary of the October 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. 2021/2022 Performance Review
9. Capital Improvement Summary

1519 Locust Apartments

| | |
|-------------------|--|
| Move-in/Move-outs | No vacancies. There was a new move in for unit #4 on 10/20/21. |
|-------------------|--|

| | Total | Budget Variance | |
|-----------------------|------------|-----------------|--------------|
| Monthly Total Revenue | \$6,484.57 | \$89.57 | Above budget |
| Operating Expenses | \$3,128.59 | \$767.41 | Below budget |
| Net Operating Income | \$3,355.98 | \$856.98 | Above budget |
| Capital Expenses | \$7,668.53 | 5668.53 | Above budget |
| Net Income | \$2,074.98 | \$2,764.98 | Above budget |



Mr. Ed Mayer, Executive Director
Chico, California

Monthly Highlights:

- **Rent collection** – Partial rents were collected for unit #'s 5 and 9.
- **Occupancy** – 100% for October. There was a new move in for unit #4 on 10/20.
- **Service income** – Lower than budget due to no cleaning, and repairs and maintenance revenue being collected.
- **Turnover expenses** – there were no turnover costs in October, but \$1,025.00 had been budgeted.
- **Maintenance expenses** – higher than budget due to a past due invoice from February being paid, and then the October expense.
- **Capital improvements** – there was a wall A/C unit installed in unit #9 through the 2020A Bond Project. There was also a water heater installed, an interior paint, and carpeting, all for unit #4, through the 2020A Bond Project.

Alamont Apartments

| | |
|-------------------|---------------------------|
| Move-in/Move-outs | No vacancies for October. |
|-------------------|---------------------------|

| | Total | Budget Variance | |
|-----------------------|-------------|-----------------|--------------|
| Monthly Total Revenue | \$26,058.17 | \$275.17 | Above budget |
| Operating Expenses | \$10,342.19 | \$1,871.19 | Above budget |
| Net Operating Income | \$15,715.98 | \$1,596.02 | Below budget |
| Capital Expenses | \$3,681.85 | \$7,035.15 | Below budget |
| Net Income | \$11,082.52 | \$3,337.52 | Above budget |

Monthly Highlights

- **Occupancy** – 100% at the end of October. There was a new move in for unit #2 on 10/22/21.
- **Rent collection** – There was non-payments for unit #'s 1, 8, and 28. Unit #'s 1 & 8 have filed with Housingiskey for assistance.
- **Utility expenses** - higher than budget due to higher water and trash costs.
- **Turnover expenses** – nothing had been budgeted, but there were turnover expenses for labor and materials for unit #2.
- **Capital expenses** – an interior paint was done on unit #2.

Cordillera/Cameo Drive Apartments

| | |
|-------------------|---|
| Move-in/Move-outs | There were two vacancies for October, units #45-2B and 49-3A, both of which were Behavioral Health tenants. |
|-------------------|---|

| | Total | Budget Variance | |
|-----------------------|-------------|-----------------|--------------|
| Monthly Total Revenue | \$16,015.51 | \$20.49 | Met Budget |
| Operating Expenses | \$6,291.29 | \$332.71 | Below budget |

Mr. Ed Mayer, Executive Director
Chico, California

| | | | |
|----------------------|------------|------------|--------------|
| Net Operating Income | \$9,724.22 | \$312.22 | Above budget |
| Capital Expenses | \$4,843.71 | \$2,177.29 | Below budget |
| Net Income | \$6,907.10 | \$3,887.10 | Above budget |

Monthly Highlights:

- **Occupancy** – 92% at the end of October.
- **Rent collection** – There was a partial payment for unit # 53-1.
- **Maintenance expenses** – higher than budget due to servicing of the fire extinguishers.
- **Capital improvements** – a water heater was installed in unit #49-4.

Evanswood Apartments

| | |
|-------------------|---|
| Move-in/Move-outs | There were three vacancies, with a new move in for unit #65. Two of the vacancies are due to the fire at the complex. |
|-------------------|---|

| | Total | Budget Variance | |
|-----------------------|--------------|-----------------|--------------|
| Monthly Total Revenue | \$29,305.47 | \$1,170.53 | Below budget |
| Operating Expenses | \$26,204.86 | \$8,287.86 | Above budget |
| Net Operating Income | \$3,100.61 | \$9,458.39 | Below budget |
| Capital Expenses | \$42,395.99 | \$27,284.99 | Above budget |
| Net Income | -\$16,198.19 | \$19,828.19 | Below budget |

Monthly Highlights:

- **Occupancy** – 85% at the end of October.
- **Rent Collection** – 100% of rent was collected in October.
- **Service income** – higher than budget due to the repairs and maintenance revenues collected from the move out of unit #65.
- **Administrative expenses** – higher than budget due to project fee costs for #71 demo expenses for CRBR and bad debt expenses.
- **Turnover expenses** – higher than budget due to the turnover costs for labor and materials for unit #57.
- **Maintenance expenses** – higher labor costs for unit #36 move out.
- **Capital improvements** – 2020A Bond project expense for carpet and vinyl for units #65,57,16,36 and 364 TMB. Also for the Bond Project was a water heater for unit #364 TMB, and an interior paint for #16.

Evanswood #21, #25, and #33

| | |
|-------------------|------|
| Move-in/Move-outs | None |
|-------------------|------|

| | Total | Financial variances |
|-----------------------|------------|---------------------|
| Monthly Total Revenue | \$2,850.00 | \$2,850.00 |
| Operating Expenses | \$1,028.90 | \$1,028.90 |
| Net Operating Income | \$1,821.10 | \$1,821.10 |
| Capital Expenses | None | None |
| Net Income | \$1,821.10 | \$1,821.10 |

Mr. Ed Mayer, Executive Director
Chico, California

| | | |
|--|--|--|
| | | |
|--|--|--|

Monthly Highlights:

- **Occupancy** – 100% at the end of October.
- **Rent Collection** – 100% of rent was collected.

Kathy Court Apartments

| | |
|-------------------|-----|
| Move-in/Move-outs | N/A |
|-------------------|-----|

| | Total | Budget Variance | |
|----------------------|--------------|------------------------|--------------|
| Operating Expenses | \$370.00 | \$370.00 | Above budget |
| Net Operating Income | -\$370.00 | -\$370.00 | Above budget |
| Net Income | -\$370.00 | -\$370.00 | Above budget |

Lincoln Apartments

| | |
|-------------------|--|
| Move-in/Move-outs | There is 1 unit on notice at the end of October, # 12. |
|-------------------|--|

| | Total | Budget Variance | |
|-----------------------|--------------|------------------------|--------------|
| Monthly Total Revenue | \$12,919.92 | \$793.92 | Above budget |
| Operating Expenses | \$4,741.05 | \$2,915.95 | Below budget |
| Net Operating Income | \$8,178.87 | \$3,709.87 | Above budget |
| Capital Expenses | \$2,542.90 | \$1,213.10 | Below budget |
| Net Income | \$199.97 | \$1,470.97 | Above budget |

Monthly Highlights:

- **Occupancy** – 100% at the end of October.
- **Rent Collection** – There was 2 units with partial payments, #'s 11 & 14.
- **Maintenance expenses** – lower than budget, which was budgeted for \$2,055.00.
- **Capital improvements** – there was a sewer line repair due to a cast iron leaking under the building for a long time.

Park Place Apartments

| | |
|-------------------|--|
| Move-in/Move-outs | There were two vacant units, #9 and #15. |
|-------------------|--|

| | Total | Budget Variance | |
|-----------------------|--------------|------------------------|--------------|
| Monthly Total Revenue | \$24,337.07 | \$466.93 | Below budget |
| Operating Expenses | \$10,957.96 | \$972.96 | Above budget |
| Net Operating Income | \$13,379.11 | \$1,439.89 | Below budget |
| Capital Expenses | \$2,633.06 | \$5,818.94 | Below budget |

Mr. Ed Mayer, Executive Director
Chico, California

| | | | |
|------------|-------------|------------|--------------|
| Net Income | \$10,130.11 | \$8,067.11 | Above budget |
|------------|-------------|------------|--------------|

Monthly Highlights:

- **Occupancy** – 95% occupancy as of October.
- **Rent Collection** – There was 1 unit with no payment of rent in October, # 18.
- **Turnover expenses** – there was \$2,685.17 in turnover expenses for labor and materials for unit #14, nothing had been budgeted.
- **Capital improvements** – for the 2020A Project, there was a water heater and carpeting installed in unit #15.

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

Respectfully,



Richard Gillaspie
Property Manager
RG:ph



GRIDLEY SPRINGS November 2021

Property Status:

1. GSI is 100% occupied with Zero notices to vacate..
2. GSII is 100% occupied with Zero notices to vacate.
3. GSI FY22 budget has been submitted and we are waiting on approval. USDA said it should be completed by end of month.
4. All is quiet with both properties.

Sincerely,
Mac Upshaw



HACB GRIDLEY SPRINGS II
As of
October 31, 2021

| <i>CASH SUMMARY - Operating Account</i> | OCTOBER | | 1 months YTD | |
|--|--------------------|----------------|---------------------|----------------|
| | 2021 | %% | 2021 | %% |
| Total Rent Revenue | 15,665.00 | 100.00% | 15,665.00 | 100.00% |
| Vacancies | 0.00 | 0.00% | 0.00 | 0.00% |
| Net Rental Revenue | 15,665.00 | 100.00% | 15,665.00 | 100.00% |
| Other Income | 123.16 | 0.79% | 123.16 | 0.79% |
| Total Revenue | 15,788.16 | 100.79% | 15,788.16 | 100.79% |
| Expenses: | | | | |
| Administrative Expenses | 2,853.03 | 18.21% | 2,853.03 | 18.21% |
| Utilities | 2,142.89 | 13.68% | 2,142.89 | 13.68% |
| Operating & Maintenance | 5,116.17 | 32.66% | 5,116.17 | 32.66% |
| Depreciation and Amortization Expense | 0.00 | 0.00% | 0.00 | 0.00% |
| Taxes & Insurance | 549.64 | 3.51% | 549.64 | 3.51% |
| Total Expenses | 10,661.73 | 64.55% | 10,661.73 | 35.45% |
| Net Operating Income | 5,126.43 | 46.34% | 5,126.43 | 46.34% |
| Interest and Finance Expense | 565.08 | 3.61% | 565.08 | 3.61% |
| Replacement Costs | 0.00 | 0.00% | 0.00 | 0.00% |
| Net Cash Flow from Operations | 4,561.35 | | 4,561.35 | |
| Plus (Minus) | | | | |
| Interest Income | (3.10) | | (3.10) | |
| Unpaid Rent Collected (Owed) | 182.00 | | 182.00 | |
| Prepaid Rent Received (Absorbed) | (152.00) | | (152.00) | |
| Prepaid Insurance Expense | 0.00 | | 0.00 | |
| Security Deposits Received (Refunded) | 0.00 | | 0.00 | |
| Accrued Interest (Payment) | 545.08 | | 545.08 | |
| Net Cash Increase (Decrease) | 5,133.33 | | 5,133.33 | |
| Beginning of Period Cash Balance | 33,053.00 | | 33,053.00 | |
| Contributions (Distributions) to Owner | 0.00 | | 0.00 | |
| Transfer from (to) Impound Account | (401.33) | | (401.33) | |
| Transfer From (to) Replacement Reserves | (450.00) | | (450.00) | |
| Transfer from (to) Security account | 0.00 | | 0.00 | |
| Ending Cash Balance - Operating Account | \$37,335.00 | | \$37,335.00 | |
| - Replacement Reserve | | | \$109,639.14 | |
| - Tax and Insurance Impounds | | | \$47,565.95 | |
| - Security Deposit Accounts | | | \$14,859.49 | |

| <i>TENANT RECEIVABLES</i> | Current Month | <i>UNIT STATUS</i> | Current Month |
|--|-----------------|------------------------------------|---------------|
| Rent and Rent Related Receivables | | Total Units | 24 |
| Balance at Beginning of Month | 887.00 | Vacant units at beginning of month | 0 |
| Uncollected (Collected) During Month | 0.00 | Plus Units vacated during month | 0 |
| Written off to Bad Debts | 0.00 | Less move ins and deposits to hold | 0 |
| Balance at End of Month | <u>\$887.00</u> | Vacant units at end of month | <u>0</u> |

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

| | ***** Current Month ***** | | | ***** Year-to-Date ***** | | |
|---|---------------------------|------------------|-------------------|--------------------------|------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance |
| *** REVENUES *** | | | | | | |
| Rent Revenue - Gross Potential | | | | | | |
| Apartment Rents | 14,567.00 | 16,020.00 | (1,453.00) | 14,567.00 | 16,020.00 | (1,453.00) |
| Tenant Assistance Payments | 1,098.00 | 0.00 | 1,098.00 | 1,098.00 | 0.00 | 1,098.00 |
| Total Revenue | 15,665.00 | 16,020.00 | (355.00) | 15,665.00 | 16,020.00 | (355.00) |
| Apartment Vacancies | 0.00 | (320.00) | 320.00 | 0.00 | (320.00) | 320.00 |
| Total Vacancies | 0.00 | (320.00) | 320.00 | 0.00 | (320.00) | 320.00 |
| NET RENTAL REVENUE | 15,665.00 | 15,700.00 | (35.00) | 15,665.00 | 15,700.00 | (35.00) |
| Interest Income-Other Cash | 2.98 | 3.00 | (0.02) | 2.98 | 3.00 | (0.02) |
| Interest Income-Sec Deposits | 0.12 | 0.00 | 0.12 | 0.12 | 0.00 | 0.12 |
| Total Financial Revenue | 3.10 | 3.00 | 0.10 | 3.10 | 3.00 | 0.10 |
| Misc Tenant Charges/Damages & Cleaning | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 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 | 120.06 | 90.00 | 30.06 | 120.06 | 90.00 | 30.06 |
| Total Other Revenue | 120.06 | 90.00 | 30.06 | 120.06 | 90.00 | 30.06 |
| TOTAL REVENUE | 15,788.16 | 15,793.00 | (4.84) | 15,788.16 | 15,793.00 | (4.84) |
| *** EXPENSES *** | | | | | | |
| Administrative Expenses | | | | | | |
| Advertising and Promotions | 0.00 | 15.00 | (15.00) | 0.00 | 15.00 | (15.00) |
| Credit Reports | 0.00 | 5.00 | (5.00) | 0.00 | 5.00 | (5.00) |
| Uniforms | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| IT Support Services | 128.00 | 128.00 | 0.00 | 128.00 | 128.00 | 0.00 |
| Telephone/Answering Service | 59.23 | 70.00 | (10.77) | 59.23 | 70.00 | (10.77) |
| 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 | 0.00 | 0.00 | 0.00 |
| Office Supplies/Expenses | 173.12 | 100.00 | 73.12 | 173.12 | 100.00 | 73.12 |
| Dues and Subscriptions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Management Fee | 1,035.00 | 1,080.00 | (45.00) | 1,035.00 | 1,080.00 | (45.00) |
| Manager Salaries | 1,404.10 | 1,550.00 | (145.90) | 1,404.10 | 1,550.00 | (145.90) |
| Education/Registration fees | 53.58 | 100.00 | (46.42) | 53.58 | 100.00 | (46.42) |
| Legal Expense | 0.00 | 57.00 | (57.00) | 0.00 | 57.00 | (57.00) |
| Auditing Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Other Administrative Costs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Administrative Expenses | 2,853.03 | 3,105.00 | (251.97) | 2,853.03 | 3,105.00 | (251.97) |
| Utility Expenses | | | | | | |
| Electricity | 373.61 | 310.00 | 63.61 | 373.61 | 310.00 | 63.61 |
| Water | 431.91 | 500.00 | (68.09) | 431.91 | 500.00 | (68.09) |
| Gas | 51.97 | 50.00 | 1.97 | 51.97 | 50.00 | 1.97 |
| Sewer | 804.84 | 820.00 | (15.16) | 804.84 | 820.00 | (15.16) |
| Garbage and Trash Removal | 480.56 | 500.00 | (19.44) | 480.56 | 500.00 | (19.44) |
| Total Utility Expenses | 2,142.89 | 2,180.00 | (37.11) | 2,142.89 | 2,180.00 | (37.11) |
| 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 | 0.00 | 0.00 | 0.00 |
| Tree Service | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Grounds Contract | 1,000.00 | 0.00 | 1,000.00 | 1,000.00 | 0.00 | 1,000.00 |
| Grounds Maintenance and Supplies | 1,122.00 | 0.00 | 1,122.00 | 1,122.00 | 0.00 | 1,122.00 |
| Maintenance Personnel | 1,440.10 | 1,338.00 | 102.10 | 1,440.10 | 1,338.00 | 102.10 |
| Repair Materials | 1,471.86 | 1,663.00 | (191.14) | 1,471.86 | 1,663.00 | (191.14) |
| Repair Contract/Vendor Labor | 0.00 | 1,825.00 | (1,825.00) | 0.00 | 1,825.00 | (1,825.00) |
| Electrical Repair and Supplies | 72.20 | 0.00 | 72.20 | 72.20 | 0.00 | 72.20 |
| HVAC Repair/Maintenance | 0.00 | 1,663.00 | (1,663.00) | 0.00 | 1,663.00 | (1,663.00) |
| Appliance Repair and Maintenance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Plumbing Repair and Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Interior Painting and Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Gas, Oil and Mileage | 10.01 | 0.00 | 10.01 | 10.01 | 0.00 | 10.01 |
| Fire Protection Equipment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Misc Operation & Maintenance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Operating & Maint Expenses | 5,116.17 | 6,489.00 | (1,372.83) | 5,116.17 | 6,489.00 | (1,372.83) |

Income Statement
HACB GRIDLEY SPRINGS II
As of
October 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 | 256.01 | 320.00 | (63.99) | 256.01 | 320.00 | (63.99) |
| Property & Liability Insurance | 0.00 | 150.00 | (150.00) | 0.00 | 150.00 | (150.00) |
| Worker's Compensation | 174.67 | 219.00 | (44.33) | 174.67 | 219.00 | (44.33) |
| Health/Dental Insurance | 118.96 | 187.00 | (68.04) | 118.96 | 187.00 | (68.04) |
| Other Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Taxes & Insurance Expenses | <u>549.64</u> | <u>876.00</u> | <u>(326.36)</u> | <u>549.64</u> | <u>876.00</u> | <u>(326.36)</u> |
| TOTAL EXPENSES | <u>10,661.73</u> | <u>12,650.00</u> | <u>(1,988.27)</u> | <u>10,661.73</u> | <u>12,650.00</u> | <u>(1,988.27)</u> |
| NET OPERATING INCOME (LOSS) | <u>5,126.43</u> | <u>3,143.00</u> | <u>1,983.43</u> | <u>5,126.43</u> | <u>3,143.00</u> | <u>1,983.43</u> |
| Interest & Finance Expense | | | | | | |
| Mortgage Interest | 545.08 | 0.00 | 545.08 | 545.08 | 0.00 | 545.08 |
| Bank Fees | 20.00 | 0.00 | 20.00 | 20.00 | 0.00 | 20.00 |
| Total Interest & Finance Expense | <u>565.08</u> | <u>0.00</u> | <u>565.08</u> | <u>565.08</u> | <u>0.00</u> | <u>565.08</u> |
| OPERATING PROFIT (LOSS) | <u>4,561.35</u> | <u>3,143.00</u> | <u>1,418.35</u> | <u>4,561.35</u> | <u>3,143.00</u> | <u>1,418.35</u> |
| 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 | 0.00 | 0.00 | 0.00 |
| Appliance Replacement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Furniture/Equipment 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 |
| 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 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 | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| NET CASH FLOW FROM OPERATIONS | <u><u>4,561.35</u></u> | <u><u>3,143.00</u></u> | <u><u>1,418.35</u></u> | <u><u>4,561.35</u></u> | <u><u>3,143.00</u></u> | <u><u>1,418.35</u></u> |

Date: 11/10/2021

MEMO

To: HACB Board of Commissioners

From: Tina Rose, Special Programs Coordinator

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

| Program Statistics for Period Ending | Oct 2021 | Oct 2020 |
|---|-----------------|-----------------|
| Number of participants as of last day of the month | 37 | 45 |
| Number of Orientation Briefings | 0 | 0 |
| Number of signed contracts | 0 | 0 |
| Number of Port-In's | 0 | 0 |
| Number of Port-Out's | 0 | 0 |
| Number of Graduates | 2 | 0 |
| Contract Expired | 0 | 0 |
| Number of Terminations | 0 | 0 |
| Number of Voluntary Exits | 2 | 0 |
| Number of Families on FSS Waiting List | 0 | 0 |
| Number of participants with annual income increases (YTD) | 7 | 10 |
| Number of participants with new employment (YTD) | 5 | 1 |
| Number of participants with escrow accounts | 23 | 26 |
| Number of participants currently escrowing | 12 | 15 |
| Amount disbursed from escrow account | \$30,737.68 | \$0.00 |
| Balance of Escrow Account | \$81,760.45 | \$112,764.81 |

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) | 37 |
| Number of FSS participants identified as a person with disabilities | 13 |
| Number of FSS participants employed | 28 |
| 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 October 2021

| Grant | Funding Period | Amount Funded | Grantee | Sponsor | Units | Eligibility Criteria | Service Area | 10/2021 Enrollment | 10/2021 HAP Assistance | Grant Balance |
|------------------------|-------------------|---------------------|---------------|---------|-----------|---|-----------------|--------------------|------------------------|---------------------|
| S+C SEARCH South | 10/1/21 - 9/30/22 | \$48,480.00 | HACB | BCBH | 5 | Unaccompanied adults, chronically homeless with SMI | Oroville, Chico | 4 | \$3,061.00 | \$45,419.00 |
| SEARCH III- SHP | 7/1/21 - 6/30/22 | \$32,544.00 | BCBH | BCBH | 3 | Unaccompanied adults, homeless with SMI | South County | 3 | \$1,039.00 | \$28,388.00 |
| SEARCH II - PHB | 7/1/21 - 6/30/22 | \$32,544.00 | BCBH | BCBH | 3 | Unaccompanied adults, chronically homeless with SMI | Chico | 2 | \$499.00 | \$30,544.00 |
| City of Chico - LGP | 7/1/21 - 6/30/22 | \$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 | 7/1/21 - 6/30/22 | \$130,000.00 | City of Chico | SSA | 30 | Low-income, under case management with self-sufficiency plan | Butte County | 14 | \$11,676.00 | \$90,602.73 |
| BHHAP/Security Deposit | 7/1/21 - 6/30/22 | \$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 | 7/1/21 - 6/30/22 | \$24,291.00 | BCBH | BCBH | 4 | Individuals with a mental illness with homelessness eligibility | Butte County | 1 | \$300.00 | \$20,041.00 |
| Totals | | \$280,285.00 | | | 58 | | | 24 | \$16,575.00 | \$227,420.73 |

Acronym Legend

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

Last update:11/05/2021

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

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| |

Death notices

AMARAL: Victor Hugo Hernandez Amaral, 28, of Chico, died Sunday, Oct. 3, 2021, in Chico. Arrangements are under the direction of Newton-Bracewell Chico Funeral Home, 342-9003. No services are planned.

AYERS: Theresa Kathleen Ayers, 73, of Chico, died Thursday, Oct. 28, 2021, in Chico. Arrangements are under the direction of Newton-Bracewell Chico Funeral Home, 342-9003. No services are planned.

CHAVEZ: Reuben Macias Chavez, 80, of Lake Almanor, died Saturday,

Oct. 23, 2021, in Chico. Arrangements are under the direction of Newton-Bracewell Chico Funeral Home, 342-9003. No services are planned.

DALTON: Taylor Cameron Dalton, 26, of Chico, died Sunday, Oct. 3, 2021, in Chico. Arrangements are under the direction of Newton-Bracewell Chico Funeral Home, 342-9003.

DRAPER: Melbourne Lee Draper, 75, of Chico, died Saturday, Oct. 9, 2021, in Chico. Arrangements are under the direction of Newton-Bracewell Chico

Funeral Home, 342-9003. No services are planned.

JOHNSON: George Duane Johnson, 83, of Chico, died Monday, Oct. 11, 2021, in Chico. Arrangements are under the direction of Newton-Bracewell Chico Funeral Home, 342-9003. No services are planned.

LIEBERMAN: Dorothy Hannah Lieberman, 95, of Chico, died Sunday, Oct. 17, 2021, in Chico. Arrangements are under the direction of Newton-Bracewell Chico Funeral Home, 342-9003. No services are planned.

McCREADY: Thomas Arthur McCready, 81, of Chico, died Tuesday, Oct. 19, 2021, in Chico. Arrangements are under the direction of Newton-Bracewell Chico Funeral Home, 342-9003.

MURPHY: Brad Murphy, 60, of Chico, died Wednesday, Oct. 20, 2021, in Chico. Arrangements are under the direction of Brusie Funeral Home, 342-5642.

PERRY: Eugene F. Perry, 78, of Biggs, died Wednesday,

Oct. 27, 2021, in Biggs. Arrangements are under the direction of Gridley-Block Funeral Chapel, 846-2138.

PIERCE: Corwyn Pierce, 64, of Durham, died Thursday, Oct. 21, 2021, in Chico. Arrangements are under the direction of Newton-Bracewell Chico Funeral Home, 342-9003.

PUGEL: Katherine Pugel, 90, of Chico, died Saturday, Oct. 23, 2021, in Chico. Arrangements are under the direction of Newton-Bracewell Chico Funeral Home, 342-9003.

TRIPP: David Allan Tripp, 61, of Forest Ranch, died Thursday, Oct. 21, 2021, in Forest Ranch. Arrangements are under the direction of Newton-Bracewell Chico Funeral Home, 342-9003.

WALLIS: Roy Howard Wallis, 80, of Chico, died Saturday, Oct. 23, 2021, in Chico. Arrangements are under the direction of Newton-Bracewell Chico Funeral Home, 342-9003.



Our family serving your family since 1912.

626 Broadway • Chico
342-5642
www.BrusieFH.com



(FD 371)



Butte County Clerk of the Board

25 County Center Drive, Suite 200
Oroville, California 95965

T: 530.552.3300
F: 530.538.7120

[buttecounty.net/clerk of the board](http://buttecounty.net/clerk%20of%20the%20board)

Members of the Board

Bill Connelly | Debra Lucero | Tami Ritter | Tod Kimmelshue | Doug Teeter

Board Vacancy Notice

The Butte County Board of Supervisors is hereby giving notice of a vacancy on the **Butte County Housing Authority Board** for the **Tenant Commissioner Over 62-years-old** seat. The Board of Supervisors may consider making an appointment to fill this vacancy on or after December 14, 2021. This appointment is a two year appointment starting on date of appointment.

The Housing Authority of the County of Butte (HACB) assists low and moderate income residents of Butte County to secure and maintain high quality affordable housing. Subsidized housing is provided to families, seniors and disabled individuals whose income is between 50% and 80% of median area income. Funding for the various programs is provided by the U.S. Department of Housing and Urban Development and the USDA Rural Development.

The HACB is governed by a seven-member Board of Commissioners appointed by the Board of Supervisors. Five of the seven commissioners are appointed by the Board of Supervisors, with each Supervisor appointing one member. The Board of Supervisors also appoints two Tenant Commissioners, with one Tenant Commissioner being over the age of 62-years-old.

Commissioners appointed by the Board of Supervisors terms shall coincide with the term of the appointing Supervisor. Tenant Commissions shall serve two-year terms.

Persons interested in being considered for this appointment shall submit an Application for Appointment, which can be found on the [Clerk of the Board – Appointments List website](#), to the Clerk of the Board via email at clerkoftheboard@buttecounty.net or by regular mail to 25 County Center Drive, Suite 200, Oroville, CA 95965.

If you have any questions concerning the letter of interest or appointment process, please call the Clerk of the Board at 530-552-3300.



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Members of the Board

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Board Vacancy Notice

The Butte County Board of Supervisors is hereby giving notice of a vacancy on the **Butte County Housing Authority Board** for the **Commissioner, District 3** seat. The Board of Supervisors may consider making an appointment to fill this vacancy on or after December 14, 2021.

The Housing Authority of the County of Butte (HACB) assists low and moderate income residents of Butte County to secure and maintain high quality affordable housing. Subsidized housing is provided to families, seniors and disabled individuals whose income is between 50% and 80% of median area income. Funding for the various programs is provided by the U.S. Department of Housing and Urban Development and the USDA Rural Development.

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Members of the Board

Bill Connelly | Debra Lucero | Tami Ritter | Tod Kimmelshue | Doug Teeter

Board Vacancy Notice

The Butte County Board of Supervisors is hereby giving notice of a vacancy on the **Butte County Housing Authority Board** for the **Commissioner, District 5** seat. The Board of Supervisors may consider making an appointment to fill this vacancy on or after December 14, 2021.

The Housing Authority of the County of Butte (HACB) assists low and moderate income residents of Butte County to secure and maintain high quality affordable housing. Subsidized housing is provided to families, seniors and disabled individuals whose income is between 50% and 80% of median area income. Funding for the various programs is provided by the U.S. Department of Housing and Urban Development and the USDA Rural Development.

The HACB is governed by a seven-member Board of Commissioners appointed by the Board of Supervisors. Five of the seven commissioners are appointed by the Board of Supervisors, with each Supervisor appointing one member. The Board of Supervisors also appoints two Tenant Commissioners, with one Tenant Commissioner being over the age of 62-years-old. Commissioners appointed by the Board of Supervisors terms shall coincide with the term of the appointing Supervisor. Tenant Commissions shall serve two-year terms.

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If you have any questions concerning the letter of interest or appointment process, please call the Clerk of the Board at 530-552-3300.

November 10, 2021

MEMO

To: HACB Board of Commissioners

From: Tina Rose, Special Programs Coordinator

Subject: Resolution No. 4845
Section 8 FSS Graduate – Kathryn Sealy

Kathryne enrolled in the Family Self-Sufficiency program February 1, 2016. Kathryn's primary goal was to work in cosmetology and still be available to her teenage son. When she first enrolled in FSS her only source of income was TANF and food stamps.

Soon after enrolling she started a job working as a hairdresser. She struggled for a long time trying to build her clientele. She stayed persistent in working toward her goal but found she could not be as successful as she wanted.

Then, in 2020, Covid-19 put a halt to her path. Kathryn had to file for unemployment just to survive.

In May 2021 Kathryn was offered a position with Dollar General, which she accepted. Since becoming employed she has been promoted twice and has seen an increase in pay. She says she absolutely loves her job. She now says she will continue with Cosmetology, but not as a means to support herself.

Kathryne's FSS contract was set to expire January 31, 2021 but due to the pandemic, she was granted an extension to July 31, 2021. She was then granted a second extension, to January 31, 2022, as she was newly employed and wanted to insure she would be stable in her new employment. As of September 1, 2021 Kathryn achieved a zero Section 8 housing subsidy due to the increase in her income.

Because of success in the FSS program Kathryn has been able to exit the Section 8 Program.

Kathryne is very grateful for the FSS Program and all the support she received from it.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4845

RECOGNITION OF FSS GRADUATE

KATHRYNE SEALY

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

WHEREAS, KATHRYNE SEALY, entered the FSS program in February 1, 2016; and

WHEREAS, KATHRYNE SEALY successfully completed the FSS Contract of Participation, effective October 31, 2021, by fulfilling all of the responsibilities under the terms of the Contract of Participation; and

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

WHEREAS, KATHRYNE SEALY, in completing the Contract of Participation, has accrued an FSS escrow balance of \$10,842.26;

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

Dated: November 18, 2021

Laura Moravec, Board Chair

ATTEST:

Edward S. Mayer, Secretary

November 10, 2021

MEMO

To: HACB Board of Commissioners
From: Tina Rose, Special Programs Coordinator
Subject: Resolution No. 4846
Section 8 FSS Graduate – Tou Chue

Tou enrolled in the Family Self-Sufficiency program on November 1, 2016. When he started FSS he was unemployed. Shortly after enrolling he became employed at Roblast and learned about maintaining machinery. Although he enjoyed his job he decided he wanted something different. He was offered employment at Oroville Hospital and continued to work there for several years.

Tou has had concerns with working in the hospital since the pandemic began. He has a very large family to care for and was not comfortable with continuing to work in the medical field. He also wanted a change, as he had learned all he could where he was.

Tou quit his job, securing work at Feather Falls Casino. He loves his job. He especially enjoys seeing people when they are happy. It makes him feel good, and it is fun.

Tou is very grateful for the support that the FSS program has given him over the past five years.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4846

RECOGNITION OF FSS GRADUATE

TOU CHUE

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

WHEREAS, TOU CHUE, entered the FSS program November 1, 2016; and

WHEREAS, TOU CHUE successfully completed the FSS Contract of Participation, effective October 31, 2021, by fulfilling all of the responsibilities under the terms of the Contract of Participation; and

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

WHEREAS, TOU CHUE, in completing the Contract of Participation, has accrued an FSS escrow balance of \$19,895.42;

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

Dated: November 18, 2021

Laura Moravec, Board Chair

ATTEST:

Edward S. Mayer, Secretary

November 10, 2021

Memo

To: HACB Board of Commissioners

From: Tamra C. Young, Administrative Operations Director
Angie Little, Section 8 Housing Manager

Subject: Resolution No. 4847
Section 8 Management Assessment Program (SEMAP)

Resolution No. 4847 has attached two (2) completed Section 8 Management Assessment Program (SEMAP) Certifications, one each for Butte and Glenn Counties, for the period ending September 30, 2021. The Certifications summarize HACB's administrative program performance for the year, documented in detail and maintained on file. The Glenn County Certification form is used only to document the Glenn County program Payment Standards. The Certifications garner all of the scoring points available, except under Indicator 13, "Lease Up", under which HACB receives zero (0) out of twenty (20) possible points. The loss of those twenty (20) points results in HACB determination as a Standard Performer.

However, as you may recall, on May 8, 2019, in response to the Camp Fire Disaster, HACB made request to HUD for several Section 8 Housing Choice Voucher Program Waivers. Specifically, HACB requested, and received, a Waiver for SEMAP Indicator 13, "Lease Up", for a three (3) year period (2019, 2020, and 2021), due to the unprecedented impact the Camp Fire had on area housing opportunity and program leasing viability. Therefore, as soon as the 2021 SEMAP Certifications are approved, and subsequently submitted online to HUD, HACB can request HUD manual addition of the Indicator's 20 points to the SEMAP score, resulting in HACB's designation as High Performer for the year.

Recommendation: adoption of Resolution No. 4847.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4847

APPROVAL OF
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION

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

WHEREAS, program administration requires the HACB to annually submit to HUD a performance certification for the Section 8 HCV program, identified as the Section 8 Management Assessment Program (SEMAP) certification (Certification), such Certification now due for the fiscal year ending September 30, 2021; and

WHEREAS, the Board of Commissioners of the HACB has reviewed the SEMAP Certifications for Butte and Glenn Counties and found them to be a true and accurate representation of the performance of HACB in administration of the Section 8 HCV program for the fiscal year ended September 30, 2021;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to accept the Butte and Glenn County Certifications for the Section 8 Management Assessment Program for the fiscal year ending September 30, 2021, such Certifications attached to and made a part of this Resolution No 4847, and further, to authorize their submission to the U.S. Department of Housing and Urban Development; and

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

Dated: November 18, 2021.

Laura Moravec, Board Chair

ATTEST:

Edward S. Mayer, Secretary

Section 8 Management Assessment Program (SEMAP) Certification

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

OMB Approval No. 2577-0215
(exp. 02/29/2020)

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

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

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

| | | |
|----------|--------------------------------|------------------------------|
| PHA Name | For PHA FY Ending (mm/dd/yyyy) | Submission Date (mm/dd/yyyy) |
|----------|--------------------------------|------------------------------|

Check here if the PHA expends less than \$300,000 a year in Federal awards

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

Performance Indicators

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

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

PHA Response Yes No

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

PHA Response Yes No

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

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

PHA Response Yes No

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

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

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

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

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

4. Utility Allowance Schedule. (24 CFR 982.517)

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

PHA Response Yes No

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

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

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

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

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

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

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

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

PHA Response Yes No

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

PHA Response Yes No

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

PHA Response Yes No

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

PHA Response Yes No

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

PHA Response Yes No

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

PHA Response Yes No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes No

Enter current FMRs and payment standards (PS)

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

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

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

PHA Response Yes No

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

PHA Response Yes No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes No

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

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response

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

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

b. Number of FSS families currently enrolled

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

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

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

Applies only to PHAs required to administer an FSS program .

Check here if not applicable

PHA Response **Yes** **No**

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

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

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

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

or

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

PHA Response **Yes** **No** **If yes, attach completed deconcentration bonus indicator addendum.**

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

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

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

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

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

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

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

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

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

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

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

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

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

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

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

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

PHA Response Yes No

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

PHA Response Yes No

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

PHA Response Yes No

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

PHA Response Yes No

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

PHA Response Yes No

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

PHA Response Yes No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes No

Enter current FMRs and payment standards (PS)

| | | | | |
|---------------------|---------------------|---------------------|----------------------|----------------------|
| 0-BR FMR <u>627</u> | 1-BR FMR <u>703</u> | 2-BR FMR <u>926</u> | 3-BR FMR <u>1152</u> | 4-BR FMR <u>1256</u> |
| PS <u>630</u> | PS <u>705</u> | PS <u>930</u> | PS <u>155</u> | PS <u>1260</u> |

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

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

PHA Response Yes No

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

PHA Response Yes No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes No

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

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response

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

0

0

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

November 10, 2021

MEMO

To: HACB Board of Commissioners

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

Subject: Resolution No. 4848
HUD Public Housing Program – Adoption of 2022 Flat Rent Schedule

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

In the 2014 HUD Appropriations Act, Congress stipulated a change to the HUD Public Housing Program’s regulations regarding use and application of “flat rents”. In the Public Housing program, tenants can choose to pay either 30% of their adjusted gross income as their contribution towards rent and utilities, or they can pay a “flat rent”. The intent of the regulation is to give Public Housing tenants an option to stay in Public Housing, should their rent burden exceed area market rents, thus diversifying the incomes of the overall Public Housing population, mixing low and high income tenants.

The appropriations act stipulates that housing authorities must set Flat Rents at no less than 80% of the applicable HUD Fair Market Rent (FMR), including consideration for Utility Allowances. There are currently five (5) Public Housing tenants that have chosen the Flat Rent option.

HUD issued 2022 Fair Market Rent data (FMR’s) on August 6, 2021, pre-requisite to analysis of, and revision of, the HACB’s Public Housing Flat Rent Schedule for the 2022 operating year.

In summary, Resolution No. 4848 changes the Flat Rent Schedule in its entirety, updating Flat Rents in accordance with local market conditions and HUD requirements. Implementation of the recommended Flat Rent Schedule, by means of Resolution No. 4848, maintains HACB’s compliance with the appropriations act regulations.

Recommendation: adoption of Resolution No. 4848.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4848

DETERMINATION OF PUBLIC HOUSING FLAT RENTS

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

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

WHEREAS, the HACB has reviewed its documentation and data regarding local rental market conditions and determined that the current Flat Rent Schedule, effected January 1, 2021, no longer reflects current market conditions and requires revision; and

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

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

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

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to set its Public Housing Flat Rents in accordance with the attached Public Housing Flat Rent Analysis and Recommendation, effective January 1, 2022, such Analysis and Recommendation to be attached to and made a part of this Resolution No. 4848.

Dated: November 18, 2021.

Laura Moravec, Board Chair

ATTEST

Edward S. Mayer, Secretary

Housing Authority of the County of Butte

Attachment to Resolution No. 4848 - HUD Low Income Public Housing Program

2022 Public Housing Flat Rent Analysis

November 18, 2021

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| Area | Bedrooms | HUD Fair Market Rent (FMR) | 80% of FMR | Minus 2022 UA | 2021-22 Flat Rent Minimum | 2021 Approved Flat Rent | Rent Comparable | Minus 2022 UA | Proposed 2022 Flat Rents | UA Notes |
|---|----------|----------------------------|------------|---------------|---------------------------|-------------------------|-----------------|---------------|--------------------------|--|
| Chico | 1 | \$895 | \$716 | \$120 | \$596 | \$846 | \$986 | \$120 | \$866 | **UA \$115 if 43-3 ADA |
| | 2 | \$1,177 | \$942 | \$132 | \$810 | \$1,104 | \$1,261 | \$132 | \$1,129 | **UA's \$131 43-3 ADA and \$126 if 43-13 |
| | 3 | \$1,662 | \$1,330 | \$145 | \$1,185 | \$1,435 | \$1,606 | \$145 | \$1,461 | **UA \$144 if 43-3 ADA |
| | 4 | \$2,015 | \$1,612 | \$161 | \$1,451 | \$1,647 | \$1,836 | \$161 | \$1,675 | |
| Chico w/o Water & Sewer UA | 1 | \$895 | \$716 | \$78 | \$638 | \$899 | \$986 | \$78 | \$908 | **UA \$73 if 43-3 ADA |
| | 2 | \$1,177 | \$942 | \$87 | \$855 | \$1,162 | \$1,261 | \$87 | \$1,174 | **UA's \$86 if 43-3 ADA and \$81 if 43-13 |
| | 3 | \$1,662 | \$1,330 | \$98 | \$1,232 | \$1,496 | \$1,606 | \$98 | \$1,508 | **UA \$97 if 43-3 ADA & \$93 if 43-13 |
| | 4 | \$2,015 | \$1,612 | \$112 | \$1,500 | \$1,713 | \$1,836 | \$112 | \$1,724 | |
| Biggs | 1 | \$895 | \$716 | \$196 | \$520 | \$900 | \$986 | \$67 | \$919 | **UA's adjusted due to HACB paying the water/sewer |
| | 2 | \$1,177 | \$942 | \$210 | \$732 | \$1,160 | \$1,261 | \$81 | \$1,180 | **UA's adjusted due to HACB paying the water/sewer |
| | 3 | \$1,662 | \$1,330 | \$221 | \$1,109 | \$1,495 | \$1,606 | \$92 | \$1,514 | **UA's adjusted due to HACB paying the water/sewer |
| | 4 | \$2,015 | \$1,612 | \$234 | \$1,378 | \$1,713 | \$1,836 | \$105 | \$1,731 | **UA's adjusted due to HACB paying the water/sewer |
| Gridley | 1 | \$895 | \$716 | \$160 | \$556 | \$825 | \$986 | \$160 | \$826 | **UA \$156 if 43-1B ADA & UA \$115 if 43-3 ADA |
| | 2 | \$1,177 | \$942 | \$172 | \$770 | \$1,088 | \$1,261 | \$172 | \$1,089 | |
| | 3 | \$1,662 | \$1,330 | \$184 | \$1,146 | \$1,421 | \$1,606 | \$184 | \$1,422 | |
| | 4 | \$2,015 | \$1,612 | \$198 | \$1,414 | \$1,638 | \$1,836 | \$198 | \$1,638 | |
| | 5 | \$2,317 | \$1,854 | \$211 | \$1,643 | \$1,745 | \$1,967 | \$211 | \$1,756 | |
| Gridley w/o Water & Sewer UA | 1 | \$895 | \$716 | \$77 | \$639 | \$893 | \$986 | \$77 | \$909 | **UA \$73 if 43-1B |
| | 2 | \$1,177 | \$942 | \$87 | \$855 | \$1,157 | \$1,261 | \$87 | \$1,174 | |
| | 3 | \$1,662 | \$1,330 | \$98 | \$1,232 | \$1,491 | \$1,606 | \$98 | \$1,508 | |
| | 4 | \$2,015 | \$1,612 | \$111 | \$1,501 | \$1,709 | \$1,836 | \$111 | \$1,725 | |
| | 5 | \$2,317 | \$1,854 | \$123 | \$1,731 | \$1,817 | \$1,967 | \$123 | \$1,844 | |
| Oroville | 1 | \$895 | \$716 | \$112 | \$604 | \$866 | \$986 | \$112 | \$874 | |
| | 2 | \$1,177 | \$942 | \$132 | \$810 | \$1,119 | \$1,261 | \$132 | \$1,129 | |
| | 3 | \$1,662 | \$1,330 | \$130 | \$1,200 | \$1,468 | \$1,606 | \$130 | \$1,476 | **UA \$129 if 43-15 & UA \$130 43-14 |
| Oroville w/o Water & Sewer UA | 1 | \$895 | \$716 | \$112 | \$604 | \$899 | \$986 | \$112 | \$874 | |
| | 2 | \$1,177 | \$942 | \$132 | \$810 | \$1,155 | \$1,261 | \$132 | \$1,129 | |
| | 3 | \$1,662 | \$1,330 | \$93 | \$1,237 | \$1,506 | \$1,606 | \$93 | \$1,513 | |

October 10, 2021

Memo

To: HACB Board of Commissioners

From: Ed Mayer, Executive Director

Subject: Development Activity – Status

Project-based Section 8 Vouchers (313 vouchers committed to date – 14% of program) - the HACB has issued a Request for Proposals (RFP) for the project-basing of 100-150 Section 8 Housing Choice Vouchers. Proposals will be sought from providers of new affordable housing developments serving special needs populations (seniors, disabled, veterans, etc.) in Butte and Glenn Counties, and families in Chico. Applications are due December 3rd, in time for scoring and consideration for HACB commitment at the December meeting of the Board. The RFP is intended to increase housing opportunity for Section 8 participants. This RFP will likely be the last project-based voucher RFP issued by the HACB, as project-based voucher limits are being approached.

The following outlines status of HACB-related affordable housing development activity in Butte and Glenn Counties. Five (5) projects have seen their Construction Loans close and are under construction, two in Chico, two in Oroville, and one in Gridley. An additional project is scheduled for its Construction Loan close in December:

North Creek Crossings Apts I, Chico (106 units, family, AHDC/BCAHDC. Lender: Wells Fargo. LIHTC Investor: R4 Capital) – located in Meriam Park, this project is under construction, with delivery of units scheduled for the end of 2022. HACB has committed 25 Section 8 project-based vouchers to this project.

North Creek Crossings Apts II, Chico (60 units, family, AHDC/BCAHDC) – application for the second round of 9% Disaster tax credits was made in July, notice of award has been provided by CTCAC. HACB has committed 14 Section 8 project-based vouchers to this project.

Deer Creek Apts I, Chico (156 units, family, The Pacific Companies/BCAHDC. Lender: Bank of America/CitiBank. LIHTC Investor: Bank of America) – located at the southeast corner of Bruce Road and Highway 32, the project has cleared environmental concerns and is proceeding to its Construction Close, scheduled for December.

Deer Creek Apts II, Chico (48 units, family, The Pacific Companies/BCAHDC?) – application for the second round of 9% Disaster tax credits was made in July, notice of award has been received from CTCAC.

Park Ave Apts, Chico (59 units, formerly homeless singles, Jamboree/BCAHDC. Lender: Banner Bank. LIHTC Investor, CREA) – located across Park Avenue from HACB/BCAHDC’s 1200 Park Avenue Apartments, this last month saw the project Construction Close, with the Notice to Proceed issued to the contractor. Occupancy is scheduled for the Summer of 2023. HACB has committed 43 Section 8 project-based vouchers to this project.

Creekside Place Apts, Chico (101 units, seniors, CHIP) – located across the street from Marsh Elementary School at Humboldt and Notre Dame, the project has closed and is under construction. Delivery is scheduled for the Spring of 2023. HACB has committed 100 Section 8 project-based vouchers to the project.

Riverbend Apts I, Oroville (72 units, family, The Pacific Companies/BCAHDC. Lender: Union Bank. LIHTC Investor: CREA) – located at the intersection of Nelson Avenue and Table Mountain Boulevard, the project is under construction. Delivery is scheduled for the Summer of 2022.

Riverbend Apts II, Oroville (48 units, family, The Pacific Companies/BCAHDC) – application for the second round of 9% Disaster tax credits was made in July. Notice of award has been received from CTCAC.

Mitchell Ave Apts I, Oroville (36 units, seniors, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank. LIHTC Investor: Redstone) – located immediately to the west of HACB’s Winston Garden Public Housing property, the project is under construction, with delivery of units is scheduled for the Spring of 2022.

Prospect View Apts, Oroville (40 units, formerly homeless singles, The Pacific Companies/BCAHDC) – located next to the County Clerk and Recorder’s office on Nelson Avenue, the project secured approvals from the City of Oroville and a State NPLH commitment from Butte County. Application for the second round of tax credits was made in July, with notice of award received from CTCAC. HACB has made a commitment of 39 Section 8 project-based vouchers to this project.

Fogg Ave Apts, Oroville (16-18 units, singles, HACB) – located immediately to the east of HACB’s Hammon Park Public Housing property off of Nelson Avenue, feasibility work has been advanced, analyzing both manufactured and stick-built development approaches. The two approaches are still being compared. CDBG-DR monies are being contemplated for partial funding of this development.

Ford Oaks Apts, Gridley (36 units, family, The Pacific Companies/BCAHDC. Lender: Umpqua Bank. LIHTC Investor: CREA) – located on Ford Avenue near the Gridley Springs I&II Apts, the project is under construction. Delivery of units is scheduled for the Spring of 2022.

Sunrise Village Apts, Gridley (37 units, seniors, The Pacific Companies/BCAHDC) – with CDBG funds secured from the City, and MHP funds from the State, shifting State program policy pushed finalization of financing. Application for the second round of 9% LIHTC Disaster credits

was made in July. Notice of award has been received from CTCAC. HACB has made a commitment of 36 Section 8 project-based vouchers to this project.

Kathy Court Apts, Paradise (12 units, family, HACB) – burned to the ground in 2018’s Camp Fire Disaster, this property is being re-built. Basis Architecture has submitted plans for permit review to the Town of Paradise, in time to preserve the “grandfathered” status of the project’s non-complying zoning use. No news has been received regarding the PG&E lawsuit. The project is tentatively scheduled for construction in the Spring of 2022, with lease-up scheduled for early 2023.

Liberty Bell Apts, Orland (32 units, seniors, The Pacific Companies/BCAHDC) – this project has secured local HOME program funds, and has applied for 4% LIHTC’s in the September funding competition. The project is on schedule for delivery in the Fall of 2022. HACB has committed 31 Section 8 project-based vouchers to this project.

Woodward Apts, Orland (36 units, family, The Pacific Companies/BCAHDC) – this project has secured State MHP funding, and has applied for 4% LIHTC’s in the September funding competition. Like Liberty Bell Apts, the project is also on scheduled for delivery in the fall of 2022. HACB has committed 25 Section 8 project-based vouchers to this project.

HACB’s non-profit development instrumentality, BCAHDC, has entered into Memorandums of Understanding with The Pacific Companies for development of two additional properties, one in Chico, the 38-unit **Oleander Community Housing Apartments**, serving homeless singles and SMI clients, and the first phase of the 48-unit **Orchard View Apartments**, Gridley, serving families. BCAHDC will consider a development Memorandum of Agreement with Central California Housing Corporation for a family development in Chico, the 70-unit **Bar Triangle Apartments**.

Butte and Glenn County Affordable Housing Development Activity

10-Nov-21

| TPC/BCAHDC | City | Units | Serves | Funding | Funding Round | 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 | 06/07/2021 | Summer 2022 |
| Riverbend Apts. Phase 2 | Oroville | 48 | Family | | 9% Disaster LIHTC's II | Jul 2022 | | December 2023 |
| Liberty Bell Apts. | Orland | 32 | Seniors | HOME, MDAP | 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 | HUD-VASH | TBD | | | 39 | TBD |
| Mitchell Ave Apts Phase I | Oroville | 36 | Seniors | | 9% Disaster LIHTC's | Jul 2020 | 05/11/2021 | Spring 2022 |
| Mitchell Ave Apts Phase II | Oroville | 35 | Seniors | | 9% Disaster LIHTC's II | Jul 2021 | Feb 2022 | TBD |
| Ford Oaks Apts | Gridley | 36 | Family | | 9% Disaster LIHTC's | Jul 2020 | 5/27/2021 | Spring 2022 |
| Deer Creek Apts Phase I | Chico | 156 | Family | | 9% Disaster LIHTC's | Jul 2020 | Dec 2021 | Spring 2023 |
| Deer Creek Apts Phase II | Chico | 48 | Family | | 9% Disaster LIHTC's II | Jul 2021 | Mar 2022 | December 2022 |
| Prospect View | Oroville | 40 | Singles PSH | NPLH | 9% Disaster LIHTC's II | Jul 2021 | 39 | December 2022 |
| Orchard View Apts Phase I | Gridley | 48 | Family | CDBG-DR | 9% LIHTC's | Mar 2022 | Nov 2022 | December 2023 |
| Orchard View Apts Phase II | Gridley | 48 | Family | CDBG-DR | 9% LIHTC's | Mar 2022 | | |
| Orchard View Apts Phase II | Gridley | 48 | Family | CDBG-DR | 9% LIHTC's | Mar 2022 | | |
| Oleander Community Housing Apts | Chico | 38 | Singles/PSH | NPLH, CDBG-DR | 9% LIHTC's | Oct-21 | | Mar 2023 |
| CCHC/BCAHDC | | | | | | | | |
| North Creek Crossing Apts., Phase I | Chico | 106 | Family | | 9% Disaster LIHTC's | Jul 2020 | 26 | December 2022 |
| North Creek Crossing Apts., Phase II | Chico | 60 | Family | | 9% Disaster LIHTC's II | Jul 2021 | 13 | Spring 2023 |
| Bar Triangle | Chico | 70 | Family | CDBG-DR | 9% LIHTC's | Mar 2022 | | |
| Jamboree/BCAHDC | | | | | | | | |
| 1297 Park Ave. Apts. | Chico | 59 | Singles/PSH | | 9% Disaster LIHTC's | Jul 2020 | 43 | Oct 8, 2021 |
| HACB | | | | | | | | |
| Kathy Court Apts - rebuild | Paradise | 12 | Family | Bond Proceeds, PG&E Claim, CDBG-DR? | | | | Fall 2022 |
| Fogg Ave Apts | Oroville | 16 | Singles | TBD | CDBG-DR? | | | Fall 2023 |
| HACB/BCAHDC Summary: | | 1121 | total units | 13 | projects | 696 | 213 | Vouchers |
| | | 465 | 9% Disaster Credit units - round I | | | | | |
| | | 208 | 9% Disaster Credit units - round 2 (pending award) | | | | | |
| OTHER | | | | | | | | |
| CHIP | | | | | | | | |
| Creekside Place Apts | Chico | 101 | Seniors/PSH | NPLH, City | 9% Disaster LIHTC's | Jul 2020 | 100 | 5/5/2021 |
| Paradise Community Village - rebuild | Paradise | 36 | Family | | Cash | | | Now Leasing |
| Rural Communities Housing Development Corporation | | | | | | | | |
| Glenn County NPLH | Willows | 32 | Singles/PSH | NPLH (15) | 9% LIHTC | | | |
| North Valley Housing Trust | | | | | | | | |
| Base Camp II | Oroville | 18 | Singles/PSH | | | | | |
| Veterans Housing Development Corp | | | | | | | | |
| City Corporation Yard, Phase I | Oroville | 40 | HUD-VASH | | | | | |
| City Corporation Yard, Phase II | Oroville | 40 | Veterans | | | | | |
| Moe West - Impact | | | | | | | | |
| Paradise Gardens III - rebuild | Paradise | 48 | Senior | | 9% Disaster LIHTC's II | Jul 2021 | | |
| Willow Partners | | | | | | | | |
| Sierra Heights Apts II | Oroville | 48 | Senior | | 9% Disaster LIHTC's | Jul 2020 | | June 2022 |
| Oroville Heights Apts II | Oroville | 40 | Family | | 9% Disaster LIHTC's | Jul 2020 | | July 2022 |
| Domus - Newport Partners | | | | | | | | |
| Lava Ridge Apts, 2796 Native Oaks Dr. | Chico | 98 | Family | | 9% Disaster LIHTC's | Jul 2020 | | |
| Tonea Way Apts, 184 Tonea Way | Chico | 104 | Seniors | | 9% Disaster LIHTC's II | Jul 2021 | | |
| K2 Development | | | | | | | | |
| Bruce Village Commons, 1993 Bruce Rd | Chico | 60 | Senior | | 9% Disaster LIHTC's | Jul 2020 | | Aug 2021 |
| Olive Ranch Apts. I, Table Mtn & Grand | Oroville | 84 | Family | | 9% Disaster LIHTC's | Jul 2020 | | Feb 2021 |
| Olive Ranch Apts. II | Oroville | 83 | Family | | 9% Disaster LIHTC's | Jul 2020 | | Aug 2021 |
| Olive Ranch Apts. III | Oroville | 51 | Seniors | | 9% Disaster LIHTC's II | Jul 2021 | | Spring 2023 |
| Mono Apartments, 122 Mono Ave | Oroville | 47 | Family | | 9% Disaster LIHTC's II | Jul 2021 | | |
| CRP Affordable | | | | | | | | |
| Senator Conness Apartments | Chico | 162 | Family | | 9% Disaster LIHTC's | Jul 2020 | | |

Pipeline Projects: 2,213 units @ \$350K ea = \$ 774,550,000 est. 313 Section 8 Vouchers committed

1,141 9% Disaster LIHTC units - round 1
506 9% Disaster LIHTC's - Round 2 (pending award)

Legend:

- CCHC - Central California Housing Corporation, Clovis, CA (Private LIHTC Developer)
- BCAHDC - Butte County Affordable Housing Development Corporation (non-profit instrumentality of the Housing Authority of the County of Butte)
- CHIP - Community Housing Improvement Program, Chico, CA
- Jamboree - Jamboree Housing Corporation, Irvine, CA (non-profit LIHTC Developer)
- PWC - The Pacific Companies, Boise, ID (private LIHTC Developer)

Source: Housing Authority of the County of Butte