

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

MEETING AGENDA

January 19, 2023
2:00 p.m.

Due to COVID-19 and California State Assembly Bill 361 that amends the Ralph M. Brown Act to include new authorization for remote meetings, including remote public comment for all local agencies. California State Assembly Bill 361 extends the provision of Governor Newsom's Executive Order N-29-20 and N-35-20 until January 2024. The meeting will be a hybrid meeting both in person at this Housing Authority office and remotely. Members of the Board of Commissioners and HACB staff will be participating either in person or remotely. The Board of Commissioners welcomes and encourages public participation in the Board meetings either in person or remotely from a safe location.

Members of the public may be heard on any items on the Commissioners' agenda. A person addressing the Commissioners will be limited to 5 minutes unless the Chairperson grants a longer period of time. Comments by members of the public on any item on the agenda will only be allowed during consideration of the item by the Commissioners. Members of the public desiring to be heard on matters under jurisdiction of the Directors, but not on the agenda, may address the Commissioners during agenda item 6.

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

<https://meet.goto.com/414795805>

You can also dial in using your phone.

United States (Toll Free): [1 877 309 2073](tel:18773092073)

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

Access Code: 414-795-805

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

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

NEXT RESOLUTION NO. 4886

ITEMS OF BUSINESS

1. ROLL CALL
2. AGENDA AMENDMENTS

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3. CONSENT CALENDAR

3.1 Minutes for the meeting of December 15, 2022

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$846,240.45
3.2.2	Landlords –	\$1,515,263.03
3.2.3	Payroll –	\$206,048.82

3.3 Financial Statements

3.4 Section 8 Housing Choice Voucher Program

3.4.1 Announcement – Section 8 HCV; Homeless Set Aside/Moving Up & TAY/FUP Preference, and Creekside PBV Waitlist Opening

3.5 Property Vacancy Report

3.6 Public Housing

3.7 Construction Projects

3.8 Capital Fund Improvement Projects

3.9 Farm Labor Housing Report

3.10 HACB Owned Properties

3.11 Tax Credit Report

3.12 Family Self Sufficiency

3.13 Rental Assistance Programs

3.14 News Article

3.14.1 “Section 8 waitlist open January 2023”, Michel Weber, *Chico Enterprise Record*, December 16, 2022

4. CORRESPONDENCE

4.1 CTCAC Regulation Letter, December 27, 2022

4.2 Butte and Glenn Counties – Farmworker Housing Demand Letter to HCD, December 28, 2022

- 4.3 “IRS issues standard mileage rates for 2023” IRS, December 29, 2022
- 4.4 Commissioner Re-Appointment: *Rich Ober, Commissioner District 3*, January 11, 2023
- 5. REPORTS FROM EXECUTIVE DIRECTOR
 - 5.1 Project Based Vouchers (PBV) – Remaining (final) Allocation.

Recommendation:	Discussion/Action
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 - 5.2 Housing Authority Series 2020A Bonds – Analysis of 2020A Series, Multifamily Housing Pool Revenue Bond Proceeds.

Recommendation:	Discussion/Action
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 - 5.3 Development Activity – Status Review.

Recommendation:	Information/Discussion
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- 6. MEETING OPEN FOR PUBLIC DISCUSSION
- 7. MATTERS CONTINUED FOR DISCUSSION
 - 7.1 North State Shelter Team - Managed Campground Proposal Letter, December 27, 2022
- 8. SPECIAL REPORTS
- 9. REPORTS FROM COMMISSIONERS
- 10. MATTERS INITIATED BY COMMISSIONERS
- 11. EXECUTIVE SESSION
 - 11.1 Pursuant to California Government Code 54957: Public Employment

(Title: Accounting Tech)
 - 11.2 Pursuant to California Government Code 54956.8: Conference with real estate negotiator.

Property located at Evanswood Estates, Oroville

11.3 Pursuant to California Government Code 54956.9: Conference regarding litigation.

(one matter: Green vs. HACB)

12. COMMISSIONERS' CALENDAR

- **2023 NorCal/Nevada NAHRO Conference “Back in the Saddle, Post-Pandemic”**
– *Sunday January 22, 2023 (Commissioner Track), Monday – Tuesday January 23-24, 2023 (General Attendee Sessions)*
- **Next Meeting February 16, 2023**
- **2023 Washington Conference: NAHRO at 90 Advocate; March 22-24, 2023, Washington, DC**

13. ADJOURNMENT

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

MEETING MINUTES OF December 15, 2022

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

Board Chair Pittman 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: Robert Crowe, Larry Hamman, Rich Ober, David Pittman, Sarah Richter, and Regina Sayles-Lambert: all attended in person with the exception of Commissioner Sayles-Lambert, who attended by means of web-conference.

Present for the Staff: Ed Mayer, Executive Director; Hope Stone, Finance Director; Larry Guanzon, Deputy Executive Director; Tamra Young, Administrative Operations Director; Angie Little, Section 8 Housing Manager; Taylor Gonzalez, Project Manager and Marysol Perez, Executive Assistant; all attended in person.

Others present: Teri Dubose, District Representative, Congressman LaMalfa (CA District 1); Tod Kimmelshue, Vice Chair District 4 Supervisor, Butte County; Kathy McKenzie, Director Mi C.A.S.A. Education, Inc.; Gary Sannar, former HACB Executive Director; Crystal Saucedo, Gridley FLH resident and NAHRO poster contest winner; and Michael Weber, Reporter, Chico Enterprise Record.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Regarding the Section 8 Housing Choice Voucher program information, Executive Director Mayer noted that the Section 8 HCV Waiting List will be opened in January, and that the Section 8 FUP/TAY Homeless Youth Housing program will be starting up, also in January.

Commissioner Crowe moved that the Consent Calendar be accepted as presented, Commissioner Ober seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

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5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Recognition of Commissioner – Commissioner Larry Hamman was recognized for his 29+ years of service to the HACB, serving from 1993-2022. During his years of service Commissioner Hamman saw the development of 1,562 units of affordable housing. Teri Dubose, District Representative from U.S. Congressman Doug LaMalfa’s office, presented Commissioner Hamman with a recognition plaque. Supervisor Tod Kimmelshue spoke, giving recognition to the volunteer work of Commissioner Hamman. Gary Sannar, former Executive Director, also acknowledged Commissioner Hamman’s hard work and character. In recognition, the HACB presented Commissioner Hamman with a Resolution acknowledging his years of service to the agency, as well as a plaque.

RESOLUTION NO. 4883

Commissioner Crowe moved that Resolution No. 4883 be adopted by reading of the title only: “RECOGNITION OF COMMISSIONER LARRY HAMMAN”. Commissioner Ober seconded. The vote in favor was unanimous.

- 5.2 Gridley Farm Labor Housing – HACB is a member of the National Association of Housing and Redevelopment Officials (NAHRO), a housing authority industry advocacy group. Annually, NAHRO’s Housing America Task Force invites all the children that reside in Public Housing across the United States to compete in its “What Home Means to Me” poster contest. Poster contestants submit their posters to NAHRO’s local and regional chapters; winners are then passed on to Nationals. Crystal Saucedo, FLH resident, was a winner in the elementary school category, having been selected at NARHO’s NorCal-Nevada Chapter, and then, again, at NAHRO’s Pacific Southwest Regional Council, and finally at the National NARHO level. Her poster will be published in NAHRO’s 2023 What Home Means to Me calendar. Mi Casa director Kathy McKenzie, and Crystal Saucedo, were present to receive Crystal’s awards. Crystal was presented with a \$100 gift card and Certificate of Recognition from NAHRO. The HACB Board of Commissioners also recognized and acknowledge Crystal’s artwork, presenting her with a Resolution and an acknowledgement of \$500 toward her education and wellbeing.

RESOLUTION NO. 4884

Commissioner Hamman moved that Resolution No. 4884 be adopted by reading of the title only: “RECOGNITION OF CRYSTAL SAUCEDO WINNER OF NATIONAL NAHRO “WHAT HOME MEANSE TO ME” POSTER CONTEST”. Commissioner Crowe seconded. The vote in favor was unanimous.

- 5.3 Mi C.A.S.A. Education Inc. – Kathy McKenzie, Mi C.A.S.A. Education Director shared and presented a slideshow regarding the Mi C.A.S.A. Program and highlights from the 2020-2022 operating year. The program provides afterschool care and activities for resident children of Gridley Farm Labor Housing.

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- 5.4 Winston Gardens – Authorization to enter into a construction contract with Ginno Construction, Inc. for the Winston Gardens Unit and Community Room Access Improvement Project was presented for approval. Two (2) contractor bids were received for this project. Ginno Construction, Inc. provided the lowest responsive bid, at \$846,550.00. The project is intended to improve physical accessibility to three (3) existing residential units, the Community Room, and paths of travel to select areas of the Winston Gardens property. This improvement project is expected to start in early Spring 2023, with expected completion in Fall of 2023.

RESOLUTION NO. 4885

Commissioner Ober moved that Resolution No. 4885 be adopted by reading of the title only: “AUTHORIZATION TO ENTER INTO CONTRACT WITH GINNO CONSTRUCTION, INC. FOR WINSTON GARDENS UNIT AND COMMUNITY ROOM ACCESS IMPROVEMENT PROJECT”. Commissioner Crowe seconded. The vote in favor was unanimous.

- 5.5 Development Activity – Executive Director Mayer provided an update to development activity, including a summary spreadsheet and detailed memo identifying all current known affordable housing development projects in Butte and Glenn Counties.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

- 7.1 Larry Guanzon, Deputy Executive Director. provided response to Commissioner Richter’s inquiry regarding pet policy at Chico Commons Apartments, Chico. AWI, third party property management, confirmed that the property has a companion pet/service animal policy, and that they would be open to having a pet policy, assuming a small pet rent associated with the policy.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

Commissioner Crowe shared his recent attendance at a Safe Space workshop, where the North State Shelter Team discussed a managed campground proposal for Chico. He suggested the HACB

provide a letter in support of the idea. The Board directed Executive Director Mayer to draft the letter of support for homeless campground capacity in Butte County.

Chair Pittman reported that the City of Oroville had transferred ownership of a surplus building to the Hmong Cultural Center. The building will serve the Hmong and Mien Community as a cultural community center and museum.

11. EXECUTIVE SESSION

Adjourned – 3:36 p.m.

Reconvened – 3:41 p.m.

- 11.1 Government Code 54956.8: Conference with real estate negotiator – Direction was given to HACB Staff regarding real estate acquisition located at Evanswood Estates, Oroville. Present were Commissioners and HACB staff identified in the Roll Call.

12. COMMISSIONERS' CALENDAR

- **Next Meeting – January 19, 2023**
- **2023 NorCal/Nevada NAHRO Conference “Back in the Saddle, Post-Pandemic”**
– *Sunday January 22, 2023 (Commissioner Track), Monday – Tuesday January 23-24, 2023 (General Attendee Sessions)*

13. ADJOURNMENT

Commissioner Crowe moved that the meeting be adjourned. Commissioner Ober seconded. The meeting was adjourned at 3:43 p.m.

Dated: December 15, 2022.

David Pittman, Board Chair

ATTEST:

Edward S. Mayer, Secretary

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

Check Date	Check #	Vendor	Total Amount
12/15/2022	112022	v0000799 - Benefit Resource, Inc.	125.00
12/1/2022	157129	v0000006 - Biggs Municipal Utilities	40.00
12/1/2022	157130	v0000011 - CALIFORNIA WATER SERVICE	119.93
12/1/2022	157131	v0000031 - PG&E	6,542.00
12/1/2022	157132	v0000241 - WASTE MANAGEMENT	59.07
12/1/2022	157135	v0000031 - PG&E	7.00
12/1/2022	157136	v0000031 - PG&E	974.00
12/1/2022	157152	v0000011 - CALIFORNIA WATER SERVICE	163.00
12/1/2022	157153	v0000014 - Gridley Municipal Utilities	375.00
12/1/2022	157154	v0000031 - PG&E	449.00
12/1/2022	157155	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157156	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157157	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157158	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157159	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157160	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157161	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157162	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157163	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157164	v0000006 - Biggs Municipal Utilities	178.84
12/1/2022	157165	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157166	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157167	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157168	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157169	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157170	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157171	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157172	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157173	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157174	v0000006 - Biggs Municipal Utilities	129.40
12/1/2022	157175	v0000006 - Biggs Municipal Utilities	8.28
12/1/2022	157176	v0000011 - CALIFORNIA WATER SERVICE	6,258.78
12/1/2022	157177	v0000017 - EAGLE SECURITY SYSTEMS	210.70
12/1/2022	157178	v0000031 - PG&E	107.82
12/1/2022	157179	v0000039 - TPx Communications	965.27
12/1/2022	157180	v0000048 - Valero Fleet	994.17
12/1/2022	157181	v0000072 - Towne Carpet dba	1,196.13
12/1/2022	157182	v0000072 - Towne Carpet dba	1,341.16
12/1/2022	157183	v0000140 - COMCAST CABLE	152.53
12/1/2022	157184	v0000159 - Tamra C. Young	342.50
12/1/2022	157185	v0000206 - JACKSONS GLASS CO, INC.	303.93
12/1/2022	157186	v0000213 - MI CASA EDUCATION, INC.	7,500.00
12/1/2022	157187	v0000238 - Baker Distributing Company, Inc.	195.13
12/1/2022	157188	v0000240 - CIC	219.15
12/1/2022	157189	v0000369 - THRIFTY ROOTER-SERVICE & PLUMBING	160.00
12/1/2022	157190	v0000402 - US Bank	700.83
12/1/2022	157191	v0000439 - Umpqua Bank	6,307.15
12/1/2022	157192	v0000445 - R.L. Hastings & Associates, LLC	10,000.00
12/1/2022	157193	v0000513 - CDW Government, Inc.	2,880.00
12/1/2022	157194	v0000554 - GreatAmerica Financial Services	155.52
12/1/2022	157195	v0000592 - Neal Road Recycling & Waste	15.58
12/1/2022	157196	v0000680 - MAINTENANCE PLUS	5,419.67
12/1/2022	157197	v0000732 - WCP Solutions	1,173.32
12/1/2022	157198	v0000793 - Verizon Wireless	1,269.79

12/1/2022	157199	v0000801 - Chico Turf Plus, LLC	225.00
12/1/2022	157200	v0000839 - Youth for Change	2,883.94
12/1/2022	157201	v0000882 - RSC Associates, Inc	246.63
12/1/2022	157202	v0000886 - Candelario Ace Hardware dba	43.28
12/1/2022	157204	v0004479 - Netsys Systems, Inc.	8,330.00
12/1/2022	157205	v0000104 - DELL MARKETING L.P.	6,362.78
12/1/2022	157206	v0000241 - WASTE MANAGEMENT	1,828.95
12/1/2022	157207	v0000422 - CAHA	1,200.00
12/8/2022	157208	v0000010 - CALIF. WTR. SER. ORO	2,090.68
12/9/2022	157208	v0000010 - CALIF. WTR. SER. ORO	-2,090.68
12/8/2022	157209	v0000015 - A-1 Appliance	1,458.04
12/9/2022	157209	v0000015 - A-1 Appliance	-1,458.04
12/8/2022	157210	v0000031 - PG&E	109.77
12/9/2022	157210	v0000031 - PG&E	-109.77
12/8/2022	157211	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,174.14
12/9/2022	157211	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	-2,174.14
12/8/2022	157212	v0000057 - OPER. ENG. LOCAL #3	708.00
12/9/2022	157212	v0000057 - OPER. ENG. LOCAL #3	-708.00
12/8/2022	157213	v0000072 - Towne Carpet dba	3,123.89
12/9/2022	157213	v0000072 - Towne Carpet dba	-3,123.89
12/8/2022	157214	v0000085 - LES SCHWAB TIRES	1,333.42
12/9/2022	157214	v0000085 - LES SCHWAB TIRES	-1,333.42
12/8/2022	157215	v0000229 - InterWest Insurance Services, LLC	1,200.00
12/9/2022	157215	v0000229 - InterWest Insurance Services, LLC	-1,200.00
12/8/2022	157216	v0000235 - HD Supply Facilities Maintenance, Ltd.	1,301.22
12/9/2022	157216	v0000235 - HD Supply Facilities Maintenance, Ltd.	-1,301.22
12/8/2022	157217	v0000240 - CIC	2,204.85
12/9/2022	157217	v0000240 - CIC	-2,204.85
12/8/2022	157218	v0000241 - WASTE MANAGEMENT	1,828.95
12/9/2022	157218	v0000241 - WASTE MANAGEMENT	-1,828.95
12/8/2022	157219	v0000250 - PSWRC-NAHRO	537.92
12/9/2022	157219	v0000250 - PSWRC-NAHRO	-537.92
12/8/2022	157220	v0000380 - Staples Business Credit	3,056.63
12/9/2022	157220	v0000380 - Staples Business Credit	-3,056.63
12/8/2022	157221	v0000401 - Plan B Professional Answering Services	123.00
12/9/2022	157221	v0000401 - Plan B Professional Answering Services	-123.00
12/8/2022	157222	v0000411 - Price is Right Carpet Center	672.00
12/9/2022	157222	v0000411 - Price is Right Carpet Center	-672.00
12/8/2022	157223	v0000459 - E Center	157.29
12/9/2022	157223	v0000459 - E Center	-157.29
12/8/2022	157224	v0000474 - Advanced Document	423.76
12/9/2022	157224	v0000474 - Advanced Document	-423.76
12/8/2022	157225	v0000504 - Jiffy Lube, Inc.	58.42
12/9/2022	157225	v0000504 - Jiffy Lube, Inc.	-58.42
12/8/2022	157226	v0000592 - Neal Road Recycling & Waste	42.11
12/9/2022	157226	v0000592 - Neal Road Recycling & Waste	-42.11
12/8/2022	157227	v0000631 - Hignell, Inc. dba Experts in Your Home	44,401.29
12/9/2022	157227	v0000631 - Hignell, Inc. dba Experts in Your Home	-44,401.29
12/8/2022	157228	v0000669 - ROTO-ROOTER OROVILLE	185.00
12/9/2022	157228	v0000669 - ROTO-ROOTER OROVILLE	-185.00
12/8/2022	157229	v0000680 - MAINTENANCE PLUS	13,168.63
12/9/2022	157229	v0000680 - MAINTENANCE PLUS	-13,168.63
12/8/2022	157230	v0000695 - SPRINT	65.73
12/9/2022	157230	v0000695 - SPRINT	-65.73
12/8/2022	157231	v0000723 - Basis Architecture & Consulting, Inc.	4,610.60
12/9/2022	157231	v0000723 - Basis Architecture & Consulting, Inc.	-4,610.60
12/8/2022	157232	v0000769 - Douglas DeSoto	443.65
12/9/2022	157232	v0000769 - Douglas DeSoto	-443.65

12/8/2022	157233	v0000773 - Clean Master	79.00
12/9/2022	157233	v0000773 - Clean Master	-79.00
12/8/2022	157234	v0000773 - Clean Master	1,625.00
12/9/2022	157234	v0000773 - Clean Master	-1,625.00
12/8/2022	157235	v0000773 - Clean Master	636.00
12/9/2022	157235	v0000773 - Clean Master	-636.00
12/8/2022	157236	v0000795 - Richard's North State Pest Mgmt (dba)	297.50
12/9/2022	157236	v0000795 - Richard's North State Pest Mgmt (dba)	-297.50
12/8/2022	157237	v0000795 - Richard's North State Pest Mgmt (dba)	616.75
12/9/2022	157237	v0000795 - Richard's North State Pest Mgmt (dba)	-616.75
12/8/2022	157238	v0000795 - Richard's North State Pest Mgmt (dba)	564.75
12/9/2022	157238	v0000795 - Richard's North State Pest Mgmt (dba)	-564.75
12/8/2022	157239	v0000843 - Squyres Fire Protection, Inc.	382.61
12/9/2022	157239	v0000843 - Squyres Fire Protection, Inc.	-382.61
12/8/2022	157240	v0000845 - HMR Architects, Inc.	1,575.00
12/9/2022	157240	v0000845 - HMR Architects, Inc.	-1,575.00
12/8/2022	157241	v0000863 - Nor-Cal Landscape Maintenance dba	11,220.00
12/9/2022	157241	v0000863 - Nor-Cal Landscape Maintenance dba	-11,220.00
12/8/2022	157242	v0000882 - RSC Associates, Inc	1,066.75
12/9/2022	157242	v0000882 - RSC Associates, Inc	-1,066.75
12/8/2022	157243	v0000883 - Carpets Galore Inc	3,060.00
12/9/2022	157243	v0000883 - Carpets Galore Inc	-3,060.00
12/8/2022	157244	v0000887 - Grimes Heating & Air Inc	255,771.00
12/9/2022	157244	v0000887 - Grimes Heating & Air Inc	-255,771.00
12/8/2022	157245	v0000010 - CALIF. WTR. SER. ORO	2,090.68
12/8/2022	157246	v0000015 - A-1 Appliance	1,458.04
12/8/2022	157247	v0000031 - PG&E	109.77
12/8/2022	157248	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,174.14
12/8/2022	157249	v0000057 - OPER. ENG. LOCAL #3	708.00
12/8/2022	157250	v0000072 - Towne Carpet dba	3,123.89
12/8/2022	157251	v0000085 - LES SCHWAB TIRES	1,333.42
12/8/2022	157252	v0000229 - InterWest Insurance Services, LLC	1,200.00
12/8/2022	157253	v0000235 - HD Supply Facilities Maintenance, Ltd.	1,301.22
12/8/2022	157254	v0000240 - CIC	2,204.85
12/27/2022	157254	v0000240 - CIC	-2,204.85
12/8/2022	157255	v0000241 - WASTE MANAGEMENT	1,828.95
12/8/2022	157256	v0000250 - PSWRC-NAHRO	537.92
12/8/2022	157257	v0000380 - Staples Business Credit	3,056.63
12/8/2022	157258	v0000401 - Plan B Professional Answering Services	123.00
12/8/2022	157259	v0000411 - Price is Right Carpet Center	672.00
12/8/2022	157260	v0000459 - E Center	157.29
12/8/2022	157261	v0000474 - Advanced Document	423.76
12/8/2022	157262	v0000504 - Jiffy Lube, Inc.	58.42
12/8/2022	157263	v0000592 - Neal Road Recycling & Waste	42.11
12/8/2022	157264	v0000631 - Hignell, Inc. dba Experts in Your Home	44,401.29
12/8/2022	157265	v0000669 - ROTO-ROOTER OROVILLE	185.00
12/8/2022	157266	v0000680 - MAINTENANCE PLUS	13,168.63
12/8/2022	157267	v0000695 - SPRINT	65.73
12/8/2022	157268	v0000723 - Basis Architecture & Consulting, Inc.	4,610.60
12/8/2022	157269	v0000769 - Douglas DeSoto	443.65
12/8/2022	157270	v0000773 - Clean Master	79.00
12/8/2022	157271	v0000773 - Clean Master	1,625.00
12/8/2022	157272	v0000773 - Clean Master	636.00
12/8/2022	157273	v0000795 - Richard's North State Pest Mgmt (dba)	297.50
12/28/2022	157273	v0000795 - Richard's North State Pest Mgmt (dba)	-297.50
12/8/2022	157274	v0000795 - Richard's North State Pest Mgmt (dba)	616.75
12/28/2022	157274	v0000795 - Richard's North State Pest Mgmt (dba)	-616.75
12/8/2022	157275	v0000795 - Richard's North State Pest Mgmt (dba)	564.75

12/28/2022	157275	v0000795 - Richard's North State Pest Mgmt (dba)	-564.75
12/8/2022	157276	v0000843 - Squyres Fire Protection, Inc.	382.61
12/8/2022	157277	v0000845 - HMR Architects, Inc.	1,575.00
12/8/2022	157278	v0000863 - Nor-Cal Landscape Maintenance dba	11,220.00
12/8/2022	157279	v0000882 - RSC Associates, Inc	1,066.75
12/8/2022	157280	v0000883 - Carpets Galore Inc	3,060.00
12/8/2022	157281	v0000887 - Grimes Heating & Air Inc	255,771.00
12/15/2022	157293	v0000015 - A-1 Appliance	334.03
12/15/2022	157294	v0000031 - PG&E	9.66
12/15/2022	157295	v0000031 - PG&E	204.17
12/15/2022	157296	v0000031 - PG&E	4,594.69
12/15/2022	157297	v0000031 - PG&E	1,530.98
12/15/2022	157298	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,375.99
12/15/2022	157299	v0000085 - LES SCHWAB TIRES	241.31
12/15/2022	157300	v0000088 - The Home Depot Credit Services	2,956.69
12/15/2022	157301	v0000140 - COMCAST CABLE	500.05
12/15/2022	157302	v0000155 - Susanne Kemp	57.39
12/15/2022	157303	v0000203 - LOWE'S	100.68
12/15/2022	157304	v0000235 - HD Supply Facilities Maintenance, Ltd.	44.98
12/15/2022	157305	v0000235 - HD Supply Facilities Maintenance, Ltd.	38.58
12/15/2022	157306	v0000235 - HD Supply Facilities Maintenance, Ltd.	2,104.40
12/15/2022	157307	v0000238 - Baker Distributing Company, Inc.	277.43
12/15/2022	157308	v0000312 - Unum Life Insurance Company	1,164.97
12/15/2022	157309	v0000428 - Adecco Employment Services	3,603.15
12/15/2022	157310	v0000469 - Thermalito Irrigation	477.04
12/15/2022	157311	v0000504 - Jiffy Lube, Inc.	197.46
12/15/2022	157312	v0000669 - ROTO-ROOTER OROVILLE	232.50
12/15/2022	157313	v0000758 - MES VISION	17.76
12/15/2022	157314	v0000808 - S.E.C. 5 Private Security dba	1,608.00
12/15/2022	157315	v0000829 - Armed Guard Private Security, Inc	300.00
12/15/2022	157316	v0000887 - Grimes Heating & Air Inc	95.00
12/19/2022	157317	v0000331 - Larry Hamman	37.50
12/19/2022	157318	v0000473 - Larry Hamman	50.00
12/19/2022	157319	v0000806 - Cypress Dental Administrators	3,259.27
12/19/2022	157320	v0000807 - David Pittman	50.00
12/19/2022	157321	v0000859 - Richard H. Ober	50.00
12/19/2022	157322	v0000888 - Sarah Richter	50.00
12/19/2022	157323	v0000889 - Regina Sayles-Lambert	50.00
12/19/2022	157324	v0000890 - Robert R Crowe	50.00
12/19/2022	157325	v0000031 - PG&E	84.30
12/21/2022	157326	v0000007 - CITY OF CHICO (22332)	1,848.22
12/21/2022	157327	v0000010 - CALIF. WTR. SER. ORO	1,150.07
12/21/2022	157328	v0000011 - CALIFORNIA WATER SERVICE	25.48
12/21/2022	157329	v0000014 - Gridley Municipal Utilities	1,137.74
12/21/2022	157330	v0000031 - PG&E	1,127.17
12/21/2022	157331	v0000031 - PG&E	546.05
12/21/2022	157332	v0000031 - PG&E	107.16
12/21/2022	157333	v0000031 - PG&E	59.05
12/21/2022	157334	v0000036 - Work Training Center	570.00

12/21/2022	157335	v0000085 - LES SCHWAB TIRES	182.50
12/21/2022	157336	v0000108 - AT&T	74.75
12/21/2022	157337	v0000149 - Susie Torres-Agustin	771.06
12/21/2022	157338	v0000168 - The Nelrod Company	1,649.00
12/21/2022	157339	v0000235 - HD Supply Facilities Maintenance, Ltd.	122.55
12/21/2022	157340	v0000235 - HD Supply Facilities Maintenance, Ltd.	65.34
12/21/2022	157341	v0000238 - Baker Distributing Company, Inc.	195.13
12/21/2022	157342	v0000267 - OFFICE DEPOT INC	828.82
12/21/2022	157343	v0000361 - Awards Company	269.68
12/21/2022	157344	v0000361 - Awards Company	336.71
12/21/2022	157345	v0000382 - FedEx	32.95
12/21/2022	157346	v0000402 - US Bank	477.75
12/21/2022	157347	v0000428 - Adecco Employment Services	1,102.14
12/21/2022	157348	v0000513 - CDW Government, Inc.	2,814.94
12/29/2022	157362	v0000004 - CHWCA	26,371.00
12/29/2022	157363	v0000011 - CALIFORNIA WATER SERVICE	5,315.64
12/29/2022	157364	v0000039 - TPx Communications	985.40
12/29/2022	157365	v0000048 - Valero Fleet	847.54
12/29/2022	157366	v0000082 - ENTERPRISE-RECORD	785.14
12/29/2022	157367	v0000121 - United States Postal Service (CMRS-FP)	2,500.00
12/29/2022	157368	v0000140 - COMCAST CABLE	152.53
12/29/2022	157369	v0000192 - Nan McKay & Associates, Inc.	37.50
12/29/2022	157370	v0000192 - Nan McKay & Associates, Inc.	218.75
12/29/2022	157371	v0000192 - Nan McKay & Associates, Inc.	239.00
12/29/2022	157372	v0000240 - CIC	25.00
12/29/2022	157373	v0000249 - NAHRO MEMBERSHIP DUES	5,143.32
12/29/2022	157374	v0000357 - Yuba City	3,822.32
12/29/2022	157375	v0000369 - THRIFTY ROOTER-SERVICE & PLUMBING	175.00
12/29/2022	157376	v0000382 - FedEx	101.99
12/29/2022	157377	v0000474 - Advanced Document	512.25
12/29/2022	157378	v0000554 - GreatAmerica Financial Services	155.52
12/29/2022	157379	v0000592 - Neal Road Recycling & Waste	77.84
12/29/2022	157380	v0000599 - Access Information Holdings, LLC.	98.11
12/29/2022	157381	v0000599 - Access Information Holdings, LLC.	98.11
12/29/2022	157382	v0000631 - Hignell, Inc. dba Experts in Your Home	218,498.12
12/29/2022	157383	v0000669 - ROTO-ROOTER OROVILLE	155.00
12/29/2022	157384	v0000680 - MAINTENANCE PLUS	400.00
12/29/2022	157385	v0000732 - WCP Solutions	247.20
12/29/2022	157386	v0000769 - Douglas DeSoto	443.65
12/29/2022	157387	v0000793 - Verizon Wireless	1,224.09
12/29/2022	157388	v0000795 - Richard's North State Pest Mgmt (dba)	297.50
12/29/2022	157389	v0000795 - Richard's North State Pest Mgmt (dba)	616.75
12/29/2022	157390	v0000795 - Richard's North State Pest Mgmt (dba)	564.75
12/29/2022	157391	v0000801 - Chico Turf Plus, LLC	690.00
12/29/2022	157392	v0000821 - Golden State Risk Management Authority	33,759.00
12/29/2022	157393	v0004523 - DMV	20.00
12/29/2022	157394	v0004526 - VSP Vision Care	569.13
12/2/2022	2253871	v0000059 - CalPERS	30,149.58
12/2/2022	2253872	v0000059 - CalPERS	10,394.58
12/2/2022	2253873	v0000059 - CalPERS	5,069.55
12/2/2022	2253874	v0000059 - CalPERS	490.00
12/2/2022	2253875	v0000059 - CalPERS	217.92
12/2/2022	2253876	v0000059 - CalPERS	200.00
12/5/2022	2255109	v0000059 - CalPERS	215.68
12/19/2022	12192022	v0000439 - Umpqua Bank	10,779.82
12/2/2022	97762489	v0000181 - Empower	2,155.00
Total			846,240.45

Housing Authority of the County of Butte
BALANCE SHEET
November 30, 2022

CUMULATIVE

ASSETS

Current Assets

Cash - Unrestricted	3,420,164
Cash - Other Restricted	1,392,386
Cash - Tenant Security Deposits	285,860
Account Receivable - Current	(834,359)
Note Receivable - Current Portion	(18,732)
Investments - Unrestricted	2,058,870
Investments - Restricted	10,568,426
Inventory	103,508
Prepaid Expenses	979,256

Total Current Assets	17,955,378
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Fixed Assets

Fixed Assets & Accumulated Depreciation	26,537,099
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Total Fixed Assets	26,537,099
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Other Non-Current Assets

Notes Loans & Mortgages Receivable	1,965,372
Deferred Outflows - GASB 68 & 75	670,081
Safety Deposit Box, Key Deposit	10
Investment in Limited Partnerships	3,820,117

Total Other Non-Current Assets	6,455,580
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TOTAL ASSETS	50,948,057
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LIABILITIES

Current Liabilities

Accounts Payable	907,082
Accrued Payroll Liabilities	34,987
Accrued Interest Payable	48,827
Tenant Security Deposits	340,826
Deferred Revenue	6,648
Long Term Debt - Current Portion	336,738
Accrued Liabilities - Other	606,754

Total Current Liabilities	2,281,863
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Long-Term Liabilities

Deferred Inflows - GASB 68 & 75	106,791
Other Post Retirement Ben-Net GASB 75	243,914
Unfunded Pension Liability - GASB 68	3,733,706
Long-Term Debt	13,366,345
Non-Current Liability - Other (FSS)	55,493

Total Long-Term Liabilities	17,506,249
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TOTAL LIABILITIES	19,788,112
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NET POSITION

Beginning Net Position	33,184,629
Retained Earnings	(2,024,684)

TOTAL NET POSITION	31,159,945
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TOTAL LIABILITIES AND NET POSITION	50,948,057
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Housing Authority of the County of Butte
CONSOLIDATED INCOME STATEMENT
November 30, 2022

	Month to Date			Year to Date		
	Actual	Budget	Remaining	Actual	Budget	Remaining
Dwelling Rent	343,565	368,267	24,702	830,095	736,535	(93,561)
Tenant Charges	8,018	5,241	(2,776)	16,245	10,483	(5,762)
Laundry Revenue	2,056	2,747	690	6,757	5,493	(1,264)
HUD Grant Revenue	1,734,900	1,929,962	195,062	3,403,316	3,859,923	456,607
Other Grant Revenue	0	0	0	0	0	0
Investment Income-unrestricted	3	698	695	3	1,395	1,392
Investment Income - restricted	0	5,917	5,917	0	11,833	11,833
Fraud Recovery	0	4,167	4,167	0	8,333	8,333
Other Income	20,969	50,558	29,589	42,276	101,117	58,841
TOTAL REVENUES	2,109,511	2,367,556	258,045	4,298,692	4,735,113	436,420
Administrative Employee Salaries	123,089	194,380	71,291	287,594	388,761	101,167
Audit Fee	0	4,542	4,542	0	9,083	9,083
Advertising & Marketing	292	1,823	1,531	468	3,645	3,177
Admin Fringe Benefits & Taxes	55,097	104,718	49,621	132,935	209,436	76,501
Office Expenses	10,836	25,016	14,181	33,766	50,033	16,267
Legal Expenses	4,988	4,992	4	6,728	9,983	3,256
Travel	0	10,360	10,360	10	20,719	20,709
Allocated Overhead	81,174	100,704	19,530	81,424	201,409	119,985
Other Admin Expenses	51,456	55,902	4,445	83,764	111,803	28,039
Total Operating Admin Costs	326,932	502,436	175,504	626,689	1,004,872	378,183
Tenant Services - Salaries	9,638	8,375	(1,263)	14,362	16,750	2,388
Relocation Costs	0	0	0	0	0	0
Employee Benefits - Tenant Services	2,580	3,763	1,183	5,963	7,526	1,563
Resident Services MISC	208	22,329	22,121	61,188	44,658	(16,530)
Total Tenant Services	12,426	34,467	22,041	81,513	68,933	(12,580)
Water	16,583	18,762	2,179	39,305	37,523	(1,782)
Electricity	4,805	9,532	4,727	13,287	19,064	5,777
Gas	1,878	1,995	117	2,819	3,989	1,170
Sewer	16,859	18,469	1,609	39,052	36,937	(2,115)
Total Utilities - Project	40,125	48,757	8,631	94,463	97,513	3,050
Maintenance Salaries	30,410	40,232	9,822	61,111	80,464	19,353
Maintenance Materials	13,628	12,929	(699)	25,433	25,858	424
Maintenance Contract Costs	63,246	92,304	29,058	232,286	184,608	(47,678)
Maintenance Fringe Benefits	10,609	18,542	7,933	26,546	37,085	10,539
Total Maintenance Costs	117,893	164,007	46,114	345,376	328,014	(17,362)
Protective Services	1,659	4,943	3,284	3,740	9,885	6,145
Insurance-Liability/Property/Auto	35,461	37,548	2,087	65,759	75,096	9,337
Other General Expenses	36,111	8,100	(28,011)	391,175	16,200	(374,975)
PILOT	1,000	9,667	8,667	12,124	19,335	7,211
Bad Debt - Tenant	0	5,683	5,683	(231)	11,367	11,598
Bad Debt - Other	0	0	0	0	0	0
Interest Expense	0	28,870	28,870	26,401	57,740	31,339
Total Other Operating Expenses	74,231	94,811	20,580	498,968	189,623	(309,345)
Maintenance - Extraordinary	0	0	(36,111)	72,222	0	(72,222)
Casualty Losses	0	0	0	0	0	0
Housing Assistance Payments	1,547,958	1,562,206	14,248	2,766,575	3,124,413	357,837
Fraud Losses	0	0	0	0	0	0
Total Other Costs	1,659,300	1,562,206	(21,863)	2,838,797	3,124,413	285,615
TOTAL EXPENSES	2,230,907	2,406,684	251,008	4,485,806	4,813,368	327,561
RETAINED EARNINGS	(121,396)	(39,128)	82,268	(187,114)	(78,255)	108,859

Housing Authority of the County of Butte
SECTION 8 INCOME STATEMENT
November 30, 2022

	Month to Date			Year to Date		
	Actual	Budget	Remaining	Actual	Budget	Remaining
Dwelling Rent	0	0	0	0	0	0
Tenant Charges	0	0	0	0	0	0
Laundry Revenue	0	0	0	0	0	0
HUD Grant Revenue	1,619,680	1,723,289	103,609	3,170,498	3,446,579	276,081
Other Grant Revenue	0	0	0	0	0	0
Investment Income-unrestricted	0	150	150	0	300	300
Investment Income - restricted	0	4,167	4,167	0	8,333	8,333
Fraud Recovery	0	4,167	4,167	0	8,333	8,333
Other Income	9,639	625	(9,014)	9,639	1,250	(8,389)
TOTAL REVENUES	1,629,319	1,732,398	103,079	3,180,137	3,464,795	284,658
Administrative Employee Salaries	64,880	59,583	(5,297)	129,760	119,167	(10,593)
Audit Fee	0	1,800	1,800	0	3,600	3,600
Advertising & Marketing	0	417	417	0	833	833
Admin Fringe Benefits & Taxes	22,954	31,758	8,804	45,908	63,516	17,608
Office Expenses	4,668	10,833	6,166	10,532	21,667	11,135
Legal Expenses	4,988	1,250	(3,738)	8,468	2,500	(5,968)
Travel	0	2,492	2,492	0	4,983	4,983
Allocated Overhead	40,000	42,769	2,769	80,000	85,538	5,538
Other Admin Expenses	6,444	21,805	15,361	20,672	43,611	22,938
Total Operating Admin Costs	143,934	172,707	28,774	295,340	345,415	50,075
Tenant Services - Salaries	3,500	4,000	500	3,500	8,000	4,500
Relocation Costs	0	0	0	0	0	0
Employee Benefits - Tenant Services	1,200	1,600	400	1,200	3,200	2,000
Resident Services MISC	0	16,917	16,917	800	33,833	33,033
Total Tenant Services	4,700	22,517	17,817	5,500	45,033	39,533
Water	0	133	133	361	267	(94)
Electricity	1,081	1,092	11	2,743	2,183	(560)
Gas	9	83	75	19	167	148
Sewer	15	125	110	42	250	208
Total Utilities - Project	1,105	1,433	328	3,165	2,867	(298)
Maintenance Salaries	0	0	0	0	0	0
Maintenance Materials	176	417	240	1,620	833	(787)
Maintenance Contract Costs	164	917	753	1,246	1,833	588
Maintenance Fringe Benefits	0	0	0	0	0	0
Total Maintenance Costs	340	1,333	993	2,866	2,667	(200)
Protective Services	0	267	267	144	533	389
Insurance-Liability/Property/Auto	0	585	585	0	1,170	1,170
Other General Expenses	0	5,167	5,167	2,266	10,333	8,067
PILOT	0	0	0	0	0	0
Bad Debt - Tenant	0	0	0	0	0	0
Bad Debt - Other	0	0	0	0	0	0
Interest Expense	0	0	0	0	0	0
Total Other Operating Expenses	0	6,018	6,018	2,410	12,037	9,627
Maintenance - Extraordinary	0	0	0	0	0	0
Casualty Losses	0	0	0	0	0	0
Housing Assistance Payments	1,546,153	1,549,290	3,136	2,764,770	3,098,579	333,809
Fraud Losses	0	0	0	0	0	0
Total Other Costs	1,546,153	1,549,290	3,136	2,764,770	3,098,579	333,809
TOTAL EXPENSES	1,696,232	1,753,299	57,067	3,074,051	3,506,597	432,546
RETAINED EARNINGS	(66,913)	(20,901)	46,012	106,086	(41,802)	(147,888)

Housing Authority of the County of Butte
HOUSING-ALL INCOME STATEMENT
November 30, 2022

	Month to Date			Year to Date		
	Actual	Budget	Remaining	Actual	Budget	Remaining
Dwelling Rent	133,313	123,120	(10,193)	264,295	246,240	(18,055)
Tenant Charges	444	3,333	2,889	444	6,667	6,223
Laundry Revenue	627	1,333	706	627	2,667	2,039
HUD Grant Revenue	109,753	107,363	(2,390)	219,506	214,727	(4,780)
Other Grant Revenue	0	0	0	0	0	0
Investment Income-unrestricted	0	383	383	0	767	767
Investment Income - restricted	0	0	0	0	0	0
Fraud Recovery	0	0	0	0	0	0
Other Income	904	200	(704)	904	400	(504)
TOTAL REVENUES	245,041	235,733	(9,308)	485,776	471,467	(14,310)
Administrative Employee Salaries	55,189	37,500	(17,689)	107,358	75,000	(32,358)
Audit Fee	0	267	267	0	533	533
Advertising & Marketing	0	750	750	0	1,500	1,500
Admin Fringe Benefits & Taxes	29,683	19,988	(9,696)	56,906	39,975	(16,931)
Office Expenses	5,280	5,000	(280)	10,149	10,000	(149)
Legal Expenses	0	1,250	1,250	0	2,500	2,500
Travel	0	583	583	0	1,167	1,167
Allocated Overhead	40,000	37,809	(2,191)	70,000	75,618	5,618
Other Admin Expenses	0	4,870	4,870	400	9,740	9,340
Total Operating Admin Costs	130,152	108,017	(22,136)	244,813	216,033	(28,780)
Tenant Services - Salaries	0	0	0	0	0	0
Relocation Costs	0	0	0	0	0	0
Employee Benefits - Tenant Services	0	0	0	0	0	0
Resident Services MISC	0	719	719	254	1,438	1,184
Total Tenant Services	0	719	719	254	1,438	1,184
Water	12,014	10,833	(1,181)	27,966	21,667	(6,300)
Electricity	1,902	2,417	515	7,163	4,833	(2,330)
Gas	451	500	49	1,142	1,000	(142)
Sewer	5,865	10,108	4,244	10,288	20,217	9,929
Total Utilities - Project	20,232	23,858	3,627	46,559	47,717	1,158
Maintenance Salaries	30,410	31,445	1,035	54,657	62,889	8,232
Maintenance Materials	7,275	10,417	3,141	12,934	20,833	7,899
Maintenance Contract Costs	4,112	27,429	23,316	33,951	54,858	20,906
Maintenance Fringe Benefits	10,609	17,609	7,000	16,221	35,218	18,997
Total Maintenance Costs	52,407	86,899	34,492	117,764	173,798	56,034
Protective Services	1,659	2,333	674	3,438	4,667	1,229
Insurance-Liability/Property/Auto	15,000	21,628	6,628	15,000	43,256	28,256
Other General Expenses	0	250	250	0	500	500
PILOT	1,000	9,375	8,375	1,000	18,750	17,750
Bad Debt - Tenant	0	4,167	4,167	0	8,333	8,333
Bad Debt - Other	0	0	0	0	0	0
Interest Expense	0	0	0	0	0	0
Total Other Operating Expenses	17,659	37,753	20,094	19,438	75,506	56,068
Maintenance - Extraordinary	0	0	0	0	0	0
Casualty Losses	0	0	0	0	0	0
Housing Assistance Payments	1,805	0	(1,805)	3,610	0	(3,610)
Fraud Losses	0	0	0	0	0	0
Total Other Costs	1,805	0	(1,805)	3,610	0	(3,610)
TOTAL EXPENSES	222,254	257,246	34,992	432,437	514,492	82,054
RETAINED EARNINGS	22,787	(21,513)	(44,299)	53,339	(43,025)	(96,364)

Gridley Farm Labor Housing November of 2022

	Current Period			Year To Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Rental & Other Project Income						
Gross Rents	115,408	118,448	(3,040)	230,816	236,896	(6,080)
Rental Assistance	54,271	-	54,271	108,994	-	108,994
Laundry Income	15	217	(201)	288	433	(146)
Other Tenant Income	124	92	32	530	183	346
Interest Income	17	3	14	23	5	18
Restricted Reserve Interest Income	9	-	9	14	-	14
Total Rental & Other Project Income:	169,844	118,759	51,085	340,664	237,518	103,146
Vacancy & Other Deductions						
Vacancies	24,494	23,143	1,351	47,550	46,286	1,264
Manager's Unit	1,230	1,230	-	2,460	2,460	-
Utility Allowance	124	-	124	389	-	389
Rent Subsidy	54,271	-	54,271	108,994	-	108,994
Total Vacancy & Other Deductions	80,119	24,373	55,746	159,393	48,746	(110,647)
Total Project Income	89,725	94,386	(4,661)	181,271	188,772	(7,501)
Project Expenses:						
Total O&M Expense:	22,534	35,903	(13,369)	48,763	71,806	(23,044)
Total Utilities:	4,203	10,841	(6,638)	5,818	21,682	(15,864)
Total Administrative Expense:	10,579	15,387	(4,808)	23,962	30,774	(6,812)
Total Taxes & Insurance Expense:	13,763	8,510	5,253	27,526	17,021	10,506
Total Other Taxes & Insurance:	1,437	5,356	(3,919)	2,523	10,712	(8,189)
Total Other Project Expenses:	1,296	2,158	(862)	2,999	4,317	(1,318)
Total Mortgage & Owner's Expense:	15,434	16,059	(625)	30,868	32,117	(1,249)
Total Expenses:	69,247	94,214	(24,968)	142,459	188,429	(45,970)
Net Profit (Loss)	20,479	172	20,307	38,812	343	38,469
Reserve Activity						
Authorized Reserve - Other	4,950	-	4,950	10,450	-	(10,450)
Total Reserve Activity	4,950	-	4,950	10,450	-	(10,450)

Housing Authority of the County of Butte
ROSS GRANT (FSS) INCOME STATEMENT
November 30, 2022

	Month to Date			Year to Date		
	Actual	Budget	Remaining	Actual	Budget	Remaining
Dwelling Rent	0	0	0	0	0	0
Tenant Charges	0	0	0	0	0	0
Laundry Revenue	0	0	0	0	0	0
HUD Grant Revenue	5,467	6,538	1,071	13,312	13,076	(236)
Other Grant Revenue	0	0	0	0	0	0
Investment Income-unrestricted	0	0	0	0	0	0
Investment Income - restricted	0	0	0	0	0	0
Fraud Recovery	0	0	0	0	0	0
Other Income	0	0	0	0	0	0
TOTAL REVENUES	5,467	6,538	1,071	13,312	13,076	(236)
Administrative Employee Salaries	0	0	0	0	0	0
Audit Fee	0	0	0	0	0	0
Advertising & Marketing	0	0	0	0	0	0
Admin Fringe Benefits & Taxes	0	0	0	0	0	0
Office Expenses	0	0	0	0	0	0
Legal Expenses	0	0	0	0	0	0
Travel	0	0	0	0	0	0
Allocated Overhead	0	0	0	0	0	0
Other Admin Expenses	0	0	0	0	0	0
Total Operating Admin Costs	0	0	0	0	0	0
Tenant Services - Salaries	6,138	4,375	(1,763)	12,276	8,750	(3,526)
Relocation Costs	0	0	0	0	0	0
Employee Benefits - Tenant Services	1,380	2,163	783	2,760	4,326	1,566
Resident Services MISC	0	0	0	0	0	0
Total Tenant Services	7,518	6,538	(980)	15,036	13,076	(1,960)
Water	0	0	0	0	0	0
Electricity	0	0	0	0	0	0
Gas	0	0	0	0	0	0
Sewer	0	0	0	0	0	0
Total Utilities - Project	0	0	0	0	0	0
Maintenance Salaries	0	0	0	0	0	0
Maintenance Materials	0	0	0	0	0	0
Maintenance Contract Costs	0	0	0	0	0	0
Maintenance Fringe Benefits	0	0	0	0	0	0
Total Maintenance Costs	0	0	0	0	0	0
Protective Services	0	0	0	0	0	0
Insurance-Liability/Property/Auto	0	0	0	0	0	0
Other General Expenses	0	0	0	0	0	0
PILOT	0	0	0	0	0	0
Bad Debt - Tenant	0	0	0	0	0	0
Bad Debt - Other	0	0	0	0	0	0
Interest Expense	0	0	0	0	0	0
Total Other Operating Expenses	0	0	0	0	0	0
Maintenance - Extraordinary	0	0	0	0	0	0
Casualty Losses	0	0	0	0	0	0
Housing Assistance Payments	0	0	0	0	0	0
Fraud Losses	0	0	0	0	0	0
Total Other Costs	0	0	0	0	0	0
TOTAL EXPENSES	7,518	6,538	(980)	15,036	13,076	(1,960)
RETAINED EARNINGS	(2,051)	0	2,051	(1,724)	0	1,724

Housing Authority of the County of Butte
CAPITAL FUNDS INCOME STATEMENT
November 30, 2022

	Month to Date			Year to Date		
	Actual	Budget	Remaining	Actual	Budget	Remaining
Dwelling Rent	0	0	0	0	0	0
Tenant Charges	0	0	0	0	0	0
Laundry Revenue	0	0	0	0	0	0
HUD Grant Revenue	0	92,771	92,771	0	185,543	185,543
Other Grant Revenue	0	0	0	0	0	0
Investment Income-unrestricted	0	0	0	0	0	0
Investment Income - restricted	0	0	0	0	0	0
Fraud Recovery	0	0	0	0	0	0
Other Income	0	0	0	0	0	0
TOTAL REVENUES	0	92,771	92,771	0	185,543	185,543
Adminsitrative Employee Salaries	3,020	12,500	9,480	6,040	25,000	18,960
Audit Fee	0	0	0	0	0	0
Advertising & Marketing	0	0	0	0	0	0
Admin Fringe Benefits & Taxes	2,460	6,663	4,203	4,920	13,325	8,405
Office Expenses	411	333	(78)	822	667	(155)
Legal Expenses	0	0	0	0	0	0
Travel	0	196	196	0	392	392
Allocated Overhead	1,174	1,697	523	2,348	3,395	1,047
Other Admin Expenses	0	208	208	0	417	417
Total Operating Admin Costs	7,065	21,597	14,532	14,130	43,195	29,065
Tenant Services - Salaries	0	0	0	0	0	0
Relocation Costs	0	0	0	0	0	0
Employee Benefits - Tenant Services	0	0	0	0	0	0
Resident Services	0	0	0	0	0	0
Total Tenant Services	0	0	0	0	0	0
Water	0	0	0	0	0	0
Electricity	0	0	0	0	0	0
Gas	0	0	0	0	0	0
Sewer	0	0	0	0	0	0
Total Utilities - Project	0	0	0	0	0	0
Maintenance Salaries	0	0	0	0	0	0
Maintenance Materials	0	0	0	0	0	0
Maintenance Contract Costs	8,024	0	(8,024)	16,048	0	(16,048)
Maintenance Fringe Benefits	0	0	0	0	0	0
Total Maintenance Costs	8,024	0	(8,024)	16,048	0	(16,048)
Protective Services	0	0	0	0	0	0
Insurance-Liability/Property/Auto	0	0	0	0	0	0
Other General Expenses	0	0	0	0	0	0
PILOT	0	0	0	0	0	0
Bad Debt - Tenant	0	0	0	0	0	0
Bad Debt - Other	0	0	0	0	0	0
Interest Expense	0	0	0	0	0	0
Total Other Operating Expenses	0	0	0	0	0	0
Maintenance - Extraordinary	0	0	0	0	0	0
Casualty Losses	0	0	0	0	0	0
Housing Assistance Payments	0	0	0	0	0	0
Fraud Losses	0	0	0	0	0	0
Total Other Costs	0	0	0	0	0	0
TOTAL EXPENSES	15,089	21,597	6,508	30,178	43,195	13,017
RETAINED EARNINGS	(15,089)	71,174	86,263	(30,178)	142,348	172,526

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
CALENDAR YEAR 2022

HACB FINANCIAL DATA													
ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING ADMIN RESERVES	1,008,621	1,008,621	1,063,120	1,112,199	1,212,917	1,408,510	1,410,549	1,471,267	1,491,725	1,484,420	1,494,932		1,008,621
BEG. INVESTED IN CAPITAL ASSETS	87,296	87,296	0	0	0	0	0	0	0	0	0		87,296
HUD ADMIN FEE REVENUE	146,298	146,298	146,298	143,419	246,670	148,834	148,834	148,834	148,834	162,334	163,219		1,749,872
FRAUD RECOVERY	4,067	2,634	4,090	4,974	2,384	2,156	1,923	5,112	2,289	2,289	889		32,807
INTEREST INCOME / GAIN or LOSS INV	43,540	-19,782	2,750	69,852	64,982	-11,859	55,970	-32,840	-4,317	0	0		168,296
DEPRECIATION (reduces Capital Assets)	-2,826	-2,826	0	0	0	0	0	0	0	0	0		-5,652
BAD DEBT-ADMIN / OPEB YE Adj	0	0	0	0	0	0	0	0	0	0	0		0
ADMINISTRATIVE EXPENDITURES	-79,264	-66,562	-104,059	-117,527	-118,443	-137,092	-146,009	-100,648	-154,111	-154,111	-103,042		-1,280,868
ENDING ADMIN RESERVE BALANCE	1,207,732	1,155,679	1,112,199	1,212,917	1,408,510	1,410,549	1,471,267	1,491,725	1,484,420	1,494,932	1,555,998	0	1,760,372
YTD Change in Admin.	111,815	59,762	16,282	117,000	312,593	314,632	375,350	395,808	388,503	399,015	460,081	-1,095,917	664,455
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	270,216	270,216	246,270	242,989	179,976	128,655	-194,516	-216,300	-252,650	-237,854	-208,411		270,216
HUD HAP REVENUE	1,186,501	1,208,465	1,261,208	1,229,713	1,226,128	976,528	1,246,527	1,302,347	1,348,768	1,314,612	1,350,112		13,650,909
FRAUD RECOVERY	4,067	2,634	4,090	4,974	2,384	2,156	1,923	5,112	2,289	2,289	889		32,807
FSS FORFEITURES	0	512	0	0	0	0	0	0	0	0	0		512
BAD DEBT-HAP	0	0	0	0	0	0	0	0	0	0	0		0
HOUSING ASSISTANCE PAYMENTS	-1,202,684	-1,144,717	-1,268,579	-1,297,700	-1,279,833	-1,301,855	-1,270,234	-1,343,809	-1,336,261	-1,287,458	-1,368,433		-14,101,563
ENDING HAP RESERVE BALANCE	258,100	337,110	242,989	179,976	128,655	-194,516	-216,300	-252,650	-237,854	-208,411	-225,843	0	-147,119
YTD Change in HAP	-12,116	66,894	-27,227	-90,240	-141,561	-464,732	-486,516	-522,866	-508,070	-478,627	-496,059	-270,216	-417,335
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	1,564,988	1,564,988		17,214,868
HAP EXPENDITURES (Current Month)	1,281,948	1,211,279	1,372,638	1,415,227	1,398,276	1,438,947	1,416,243	1,444,457	1,490,372	1,441,569	1,471,475		15,382,431
CY 2020 HAP BUDGET UTILIZATION	82%	77%	88%	90%	89%	92%	90%	92%	95%	92%	94%		89%
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	15,649,880	17,214,868		17,214,868
TOTAL HAP EXPENDITURES (YTD)	1,281,948	2,493,227	3,865,865	5,281,092	6,679,368	8,118,315	9,534,558	10,979,015	12,469,387	13,910,956	15,382,431		15,382,431
BUDGET REMAINING (YTD)	283,040	636,749	829,099	978,860	1,145,572	1,271,613	1,420,358	1,540,889	1,615,505	1,738,924	1,832,437	-	1,832,437
UNITS LEASED SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
UNITS LEASED (1st of Mo.)	1,957	1,984	1,993	2,011	2,024	2,048	2,044	2,052	2,068	2,107	2,115		22,403
UNIT MONTH'S AVAILABLE	2,236	2,236	2,236	2,236	2,236	2,236	2,236	2,236	2,236	2,236	2,236		24,596
OVER or (UNDER) LEASED	-279	-252	-243	-225	-212	-188	-192	-184	-168	-129	-121		-2,193
CY 2022 VOUCHER UTILIZATION	88%	89%	89%	90%	91%	92%	91%	92%	92%	94%	95%		91%
CY 2021 VOUCHER UTILIZATION	84%	84%	85%	86%	87%	88%	87%	86%	87%	87%	87%		87%
CY 2022 AVERAGE HAP	655	611	689	704	691	703	693	704	721	684	696		687
CY 2021 AVERAGE HAP	637	631	634	632	632	618	595	601	599	614	621		627

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

HOUSING CHOICE VOUCHER (SECTION 8)

UTILIZATION SUMMARY REPORT

ROLLING 12 MONTH ANALYSIS

UNITS LEASED SUMMARY	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22	JUL'22	JUN'22	MAY'22	APR'22	MAR'22	FEB'22
BUTTE												
ACC UNIT MONTHS	1973	1973	1973	1973	1955	1955	1955	1955	1955	1955	1955	1955
CURRENT LEASED	1938	1952	1889	1885	1892	1877	1870	1866	1849	1832	1812	1803
VOUCHER UTILIZATION %	98.23%	98.94%	95.74%	95.54%	96.78%	96.01%	95.65%	95.45%	94.58%	93.71%	92.69%	92.23%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	62	62	61	61	61	62	62	63	64	65	65	65
VOUCHER UTILIZATION %	71.26%	71.26%	70.11%	70.11%	70.11%	71.26%	71.26%	72.41%	73.56%	74.71%	74.71%	74.71%
VASH												
ACC UNIT MONTHS	194	194	194	194	194	194	194	194	194	194	194	194
CURRENT LEASED	116	115	117	116	115	113	112	110	112	110	111	113
VOUCHER UTILIZATION %	59.79%	59.28%	60.31%	59.79%	59.28%	58.25%	57.73%	56.70%	57.73%	56.70%	57.22%	58.25%
TOTAL												
ACC UNIT MONTHS	2254	2254	2254	2254	2236	2236	2236	2236	2236	2236	2236	2236
CURRENT LEASED	2116	2129	2067	2062	2068	2052	2044	2039	2025	2007	1988	1981
VOUCHER UTILIZATION %	93.88%	94.45%	91.70%	91.48%	92.49%	91.77%	91.41%	91.19%	90.56%	89.76%	88.91%	88.60%

HAP SUMMARY*	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22	JUL'22	JUN'22	MAY'22	APR'22	MAR'22	FEB'22
ACC BUDGET	\$ 1,588,703	\$ 1,588,703	\$ 1,588,703	\$ 1,588,703	\$ 1,588,703	\$ 1,588,703	\$ 1,588,703	\$ 1,588,703	\$ 1,588,703	\$ 1,588,703	\$ 1,588,703	\$ 1,588,703
ACTUAL HAP	\$ 1,331,407	\$ 1,384,186	\$ 1,273,115	\$ 1,347,437	\$ 1,321,908	\$ 1,336,757	\$ 1,311,614	\$ 1,312,171	\$ 1,300,837	\$ 1,294,633	\$ 1,270,908	\$ 1,226,181
PER UNIT COST	\$ 629	\$ 650	\$ 616	\$ 653	\$ 639	\$ 651	\$ 642	\$ 644	\$ 642	\$ 645	\$ 639	\$ 619
BUDGET UTILIZATION %	83.80%	87.13%	80.14%	84.81%	83.21%	84.14%	82.56%	82.59%	81.88%	81.49%	80.00%	77.18%

ACTIVITY SUMMARY	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22	JUL'22	JUN'22	MAY'22	APR'22	MAR'22	FEB'22
# PORT IN BILLED	0	0	0	0	0	0	0	0	0	0	0	0
#PORT OUT UNDER CONTRACT	40	39	33	32	32	33	29	28	29	30	32	30
ZERO HAP	18	21	20	29	24	22	26	27	27	19	23	19
UTILITY ASSISTANCE PAYMENTS	105	105	107	107	105	98	101	106	102	96	95	84
NEW ADMISSIONS	**	28	31	29	24	48	38	40	29	49	27	30
INITIAL VOUCHERS SEARCHING	174	212	295	244	267	301	263	273	263	252	242	232
ACTUAL/ESTIMATED EOP	12	7	14	12	12	14	18	25	15	16	12	18
REMAIN ON WAITING LIST	165	305	617	702	761	943	1047	1585	1753	1892	2182	2296

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

**No data.

Section 8 Wait List Opening Announcement

The Housing Authority of the County of Butte/Glenn will be opening the Section 8 Wait List

**9 a.m. on January 30 – 4:00 p.m. on
February 13, 2023**

All applications will be submitted ONLINE ONLY at

www.butte-housing.com

- Due to limited funding availability, not all applicants will be placed on the Wait List. Applications will be selected and ordered using a random lottery system. The number of applicants placed on the Wait List will be set at 1,500.
- Time and date of receipt of the application online during the Wait List opening will have no bearing on whether the application will be selected for the Wait List. There is no need or advantage to apply immediately after the Wait List opens.
- We have included a list of public places (i.e., libraries, etc.) where applicants can get free online computer access.
- Online application assistance for persons with disabilities (or elderly) will be provided, if a reasonable accommodation is requested.
- Once opened, please only apply through HACB's website (many fraudulent websites charge fees in order to apply).
- For Wait List inquiries HACB will have this number available to call 530-717-2121.



HOUSING AUTHORITY of the County of Butte

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

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE ANNOUNCES THE
OPENING OF THE
PROJECT-BASED VOUCHER (PBV) WAITING LIST**

Monday, July 18, 2022 at 9:00 AM remaining open until further notice.

THIS IS NOT FOR THE HOUSING CHOICE VOUCHER WAITING LIST

Pre-applications will be accepted online at **www.butte-housing.com**
for the property listed below ONLY:

**Creekside Place Apartments
1250 Notre Dame Blvd
Chico CA 95928
Seniors only (62+)**

Note: There will not be any on-site PBV pre-applications and the HACB admin office will not be distributing pre-applications. ALL PRE-APPLICATIONS MUST BE SUBMITTED ONLINE.

Incomplete pre-applications or partially completed pre-applications will not be accepted.

Eligible families will be referred to units subsidized with Section 8 Project-Based Vouchers from the Housing Authority of the County of Butte in partnership with non-profit housing owners. The housing assistance is only available at the designed properties for families meeting the property restrictions as indicated above in the last column of the chart. After twelve months of residency, families will be eligible for a Housing Choice Voucher, subject to availability.

All requests for Reasonable Accommodation will be considered. Pre-Applications are available in multiple languages. If you need technical assistance with the online pre-application portal, please email applicant@butte-housing.com or leave a voicemail at (530) 895-4474 Ext. 238. Include your name, phone number, and a description of the issue in your message.

To qualify, the total ANNUAL income of all household members must NOT exceed the amounts identified below:

Number of Household Members	VERY LOW INCOME – Butte County (At or Below 50% of Median Income)
1	\$27,300
2	\$31,200
3	\$35,100
4	\$38,950
5	\$42,100
6	\$45,200
7	\$48,300
8	\$51,450



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

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
VACANCY REPORT AS OF THE 1ST OF THE MONTH
2022**

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	31	0 (12)	18	40	175	%
Jan-23	17**	0	0	0	0	1	0	1	12***	0	0	2	98.9%
Dec-22	17**	0	0	0	1	1	0	3	12***	0	0	5	97.1%
Nov-22	14**	0	0	1	1	1	1	1	12***	0	0	4	97.7%
Oct-22	13**	0	0	0	0	0	1	0	12***	0	0	1	99.4%
Sep-22	13**	0	0	1	0	0	1	0	12***	0	0	1	99.4%
Aug-22	11**	0	0	0	1	0	1	0	12***	0	0	2	98.9%
Jul-22	11**	0	0	0	1	0	0	0	12***	0	0	1	99.4%
Jun-22	14**	0	0	0	0	0	0	0	12***	0	1	1	99.4%
May-22	14**	0	0	0	0	0	0	0	12***	0	0	0	100.0%
Apr-22	12**	1	0	0	0	0	0	0	12***	0	0	0	100.0%
Mar-22	12**	2	0	0	0	0	0	0	12***	0	1	1	99.4%
Feb-22	12**	2	0	0	1	0	0	0	12***	2	2	5	97.1%
Jan-22	13**	1	0	0	1	0	1	2	12***	2	0	6	96.6%

* Unit count adjusted by units offline - (16) 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	%
Jan-23	2	0	3	2	0	0	0	7	98.0%
Dec-22	2	0	3	2	2	1	0	10	97.1%
Nov-22	2	0	0	1	2	1	0	6	98.3%
Oct-22	3	1	1	0	2	1	1	9	97.4%
Sep-22	3	1	1	3	3	0	1	12	96.5%
Aug-22	2	1	1	3	5	0	1	13	96.2%
Jul-22	2	0	1	1	3	1	1	9	97.4%
Jun-22	2	1	3	1	3	0	3	13	96.2%
May-22	1	1	6	0	3	1	2	14	95.9%
Apr-22	1	1	5	0	2	1	2	12	96.5%
Mar-22	2	1	4	0	2	3	1	13	96.2%
Feb-22	1	0	5	0	2	3	0	11	96.8%
Jan-22	1	0	5	1	1	2	0	10	97.1%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Jan-23	3
Dec-22	4
Nov-22	5
Oct-22	8
Sep-22	8
Aug-22	6
Jul-22	4
Jun-22	3
May-22	2
Apr-22	1
Mar-22	2
Feb-22	1
Jan-22	3

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Jan-23	2	1	2	0
Dec-22	1	0	2	0
Nov-22	1	0	2	0
Oct-22	2	1	1	0
Sep-22	2	1	0	1
Aug-22	2	2	0	2
Jul-22	0	2	1	0
Jun-22	3	1	1	2
May-22	3	1	1	2
Apr-22	4	0	1	1
Mar-22	5	0	1	1
Feb-22	1	0	0	2
Jan-22	2	0	0	0

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	17 Transfer list	6+	283	6+	219	6+
2	169	2+			80	2+
3	87	1+	67	1+	58	2+
4	38	5+			9	4+
5					4	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	46		30	2
2	4	7			3	
3	4	2	3	6	2	
4	0	4+			0	
5					0	

MEMO

Date: January 13, 2023

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

As of January 13, 2023, the status of HACB construction activity follows:

Property Condition Assessment Repairs, various properties:

- Property Condition Assessments (PCAs) were conducted to identify renovation work at the six (6) properties financially leveraged by the 2020A Bond issuance.
 - A majority of the work identified in the Property Condition Assessments is being completed by property manager RSC Associates through the course of operations, supported by the architect who provides specifications for materials and products.

Evanswood Estates Exterior Modernization, Oroville: *Comprehensive Exterior Rehabilitation including replacement windows and doors, fascia, gutters, roofing at select units, new cement board siding at front facades and application of an acrylic stucco coat.*

- The Notice to Proceed was issued to the contractor, Experts In Your Home, on July 6, 2022.
 - Due to material lead times, construction commenced on October 24, 2022.
 - Construction progress is tracking behind schedule due to weather-related delays and framing-related issues uncovered during demolition. As of this writing, there have been eleven (11) recorded rain days, which have prevented the exterior siding work to progress. The framing-related issues are actively being addressed and corrected as they are discovered.
 - Despite unfavorable weather conditions, a reduced crew is still on-site everyday completing interior work, including the replacement of the entry doors and drywall patch work.
- Completion: June 2023, barring any further unforeseen conditions or weather-related delays.



New Siding – scaffolding, siding preparation

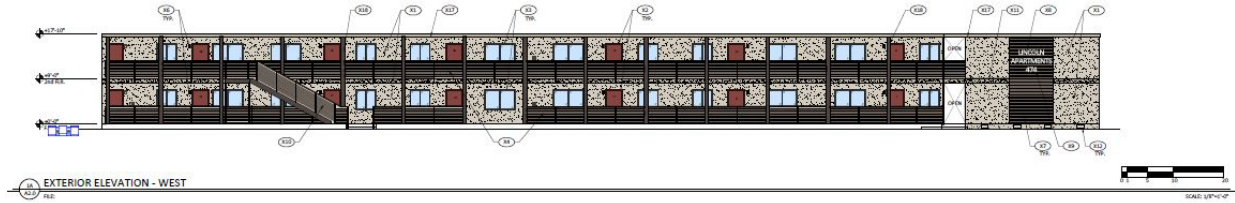


New Trim Installation

January 13, 2023
HACB Construction Status Memo
pg. 1

Lincoln Apartments, Chico:

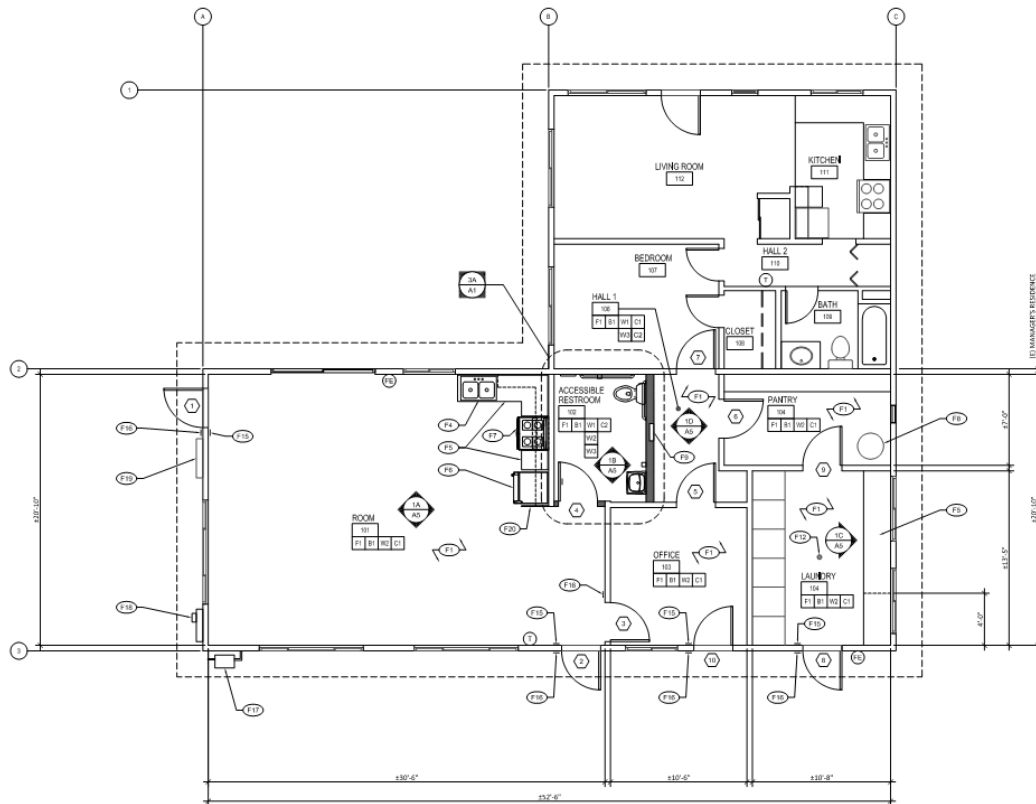
- The Construction Documents (plans and specifications) are 100% complete.
- Building permit was approved by the City of Chico Building Division November 8, 2022.
- The Invitation to Bid for construction is to ready to be assembled.



Lincoln Apts., Chico –Planning Submittal Color Rendering

Park Place Apartments, Oroville:

- The Construction Documents (plans and specifications) are 100% complete.
- Building and Planning Divisions approvals were received December 8, 2022.
- The Invitation to Bid for construction is to ready to be assembled.



Park Place Apts., Oroville – Community Room Floor Plan

*January 13, 2023
HACB Construction Status Memo
pg. 2*

Kathy Court Apartments, Paradise: *Reconstruction of the Kathy Court Apartments, 12-unit, two story apartment building consisting of 2 one-bedroom, 8 two-bedroom, and 2 three-bedroom residential units.*

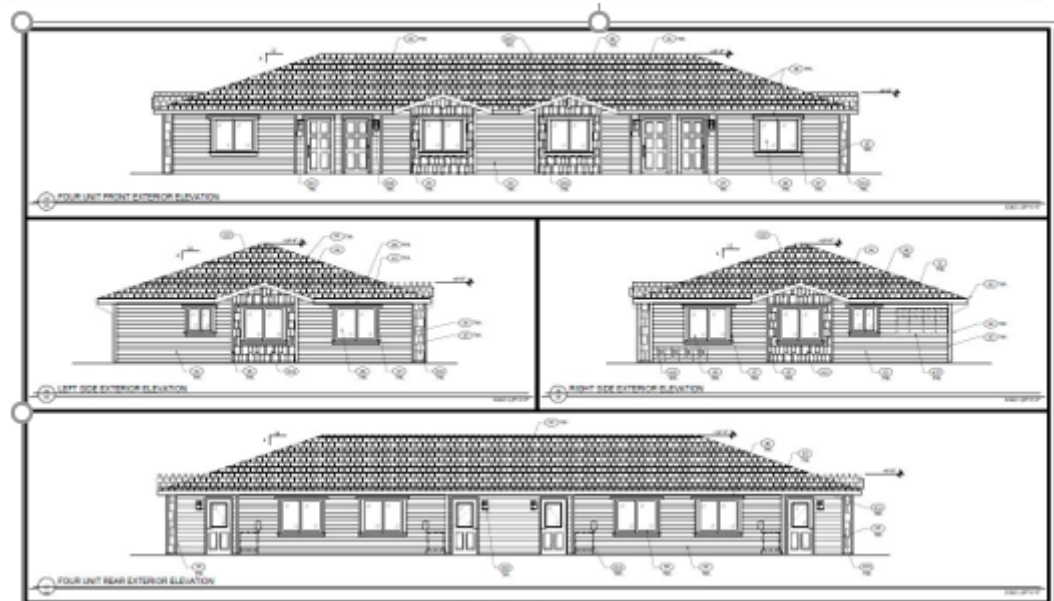
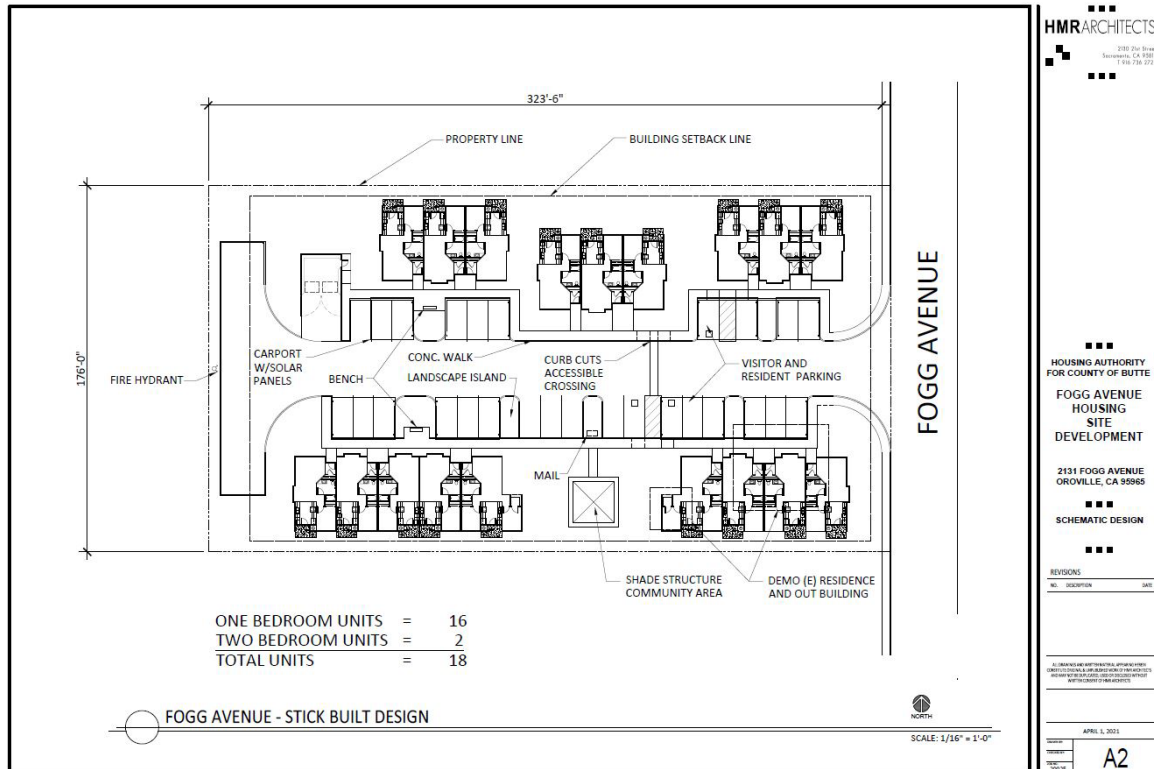
- Financing is being sought for reconstruction. Thus far, 2020A Bond proceeds and PG&E Claim funds have been identified. CDBG-DR funds have been applied for, and State MHP funds are being considered.
- A CDBG-DR application has been submitted to the Town of Paradise for \$2,724,004.
 - HACB Staff has received notification that the application has been deemed substantially complete and has been forwarded to the State for administration.
- The building permit(s) has been approved by Town of Paradise Building Department.



January 13, 2023
HACB Construction Status Memo
pg. 3

2131 Fogg Avenue, Oroville: *Development Initiative (1+ acre lot with single-family home).*

- HMR Architects has completed schematic design plans using traditional multifamily construction methods (single story, stick frame, slab-on-grade, yielding 18 units (16 one-bedroom and 2 two-bedroom)).
- This initiative seeks financing, including CDBG-DR and MHP monies.



January 13, 2023
HACB Construction Status Memo
pg. 4

24 Month HACB Construction Project Schedule - January 13, 2023

		Cost Est	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Nov-24	Dec-24
	Evanswood Estates																				
	Exterior Modernization Project	\$3,183,774																			
	Lincoln Apartments																				
	Exterior Stairway and Balcony Imp Project	\$2,003,575																			
	Alamont Apartments	Subject to 2020A Bond																			
	Park Place Apartments	Subject to 2020A Bond																			
	Community Room and Site ADA Imp	\$1,249,800																			
	Cordillera Apartments	Subject to 2020A Bond																			
	Locust Apartments	Subject to 2020A Bond																			
	Kathy Court Apartments	\$7,603,950																			
	Scenario A (2020A Bond, PG&E Settl., CDBG-DR)																				
	Scenario B (2020A Bond, PG&E Settl., CDBG-DR, MHP)																				
	2131 Fogg Avenue																				
	Dev. CDBG-DR, MHP, HOME Funding and Environmental Review	\$84,000																			
	Dev. Architecture: Design Development	TBD																			
	Total next 24 months:	\$14,125,099																			

	Design/Bid Phase
	Construction Phase
	Completed

MEMO

Date: January 13, 2023

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: Public Housing - Capital Fund Status Report

With the contract award of the Winston Gardens ADA Improvement project, 2021's 501-21 Capital Fund has been fully obligated. The award carries over to the 2020 501-20 Capital Fund, delayed by the Covid pandemic. Replacement of exhausted interior cabinets will be featured in the next couple of years. Also, roofing at Oroville Public Housing Projects 43-14 and 43-15 has reached the end of its useful life. Being original to the buildings, we will be evaluating their condition and replace as needed.

As of January 13, 2023, the status of HACB Cap Fund construction activity follows:

- Public Housing – All sites, ongoing. Abatement and replacement of asbestos-containing floor tiles; five (5) units were completed during the 2022 year; 146 of 232 Public Housing units have been completed overall. The work is being accomplished at unit turnover.
- Public Housing – Tree Trim and Removal Project (All Sites) This project involves the trimming of 294 trees, and the removal of 12 trees, across all public housing sites. Original contracted work was completed 11/30/2023. Thirty-35 additional trees were added by Change order, work will continue into February.
- Public Housing – Unit and Community Building Accessibility Improvements Project (43-10) Winston Gardens, Oroville. This project will convert three existing dwelling units to accessible units, provide accessibility upgrades to the Community Building, and provide an accessible route to those areas of work. Bids were received on December 6, 2022. The winning bid Ginno's Construction, \$846,550.00 was approved at the December board meeting and a pre-construction meeting is schedule for January 18, 2023.
- Public Housing – HVAC System Replacements (43-03), Chico. Replace thirty-five (35) roof mounted gas/electric package HVAC units which have reached the end of their useful life. This project out to bid November 09, 2022. The bids were received December 20, 2022. Jessee Heating and Air had the winning bid of \$234,779.50. Work is schedule to begin in 6-8 weeks.

*November 10, 2022
HUD Public Housing Capital Fund Report
pg. 1*

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

Capital Fund 501-20, Funding Amount \$875,339, to be expended by March 25, 2026

This Capital Fund is 21% obligated and 21% expended. Projects Included:

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Energy Conservation Work** – Electrical fixture replacements, countywide, in planning.
- **Energy Conservation Work** – Building improvements, countywide, in planning.
- **Unit Appliance Replacements/Upgrades** – Countywide, in planning.
- **Water Heater Replacement Project**– Countywide, replace water heaters which have reached the end of their useful life, in planning
- **HVAC Replacements** –Replace select failing package HVAC units, in planning.
- **Bathroom Tub/Shower Remodel** – Select concrete block units, in planning.
- **Kitchen Remodel** – Select units, 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.
- **Site Upgrade, Landscaping and Accessibility Work** – Landscape upgrades, tree trimming, and miscellaneous improvements addressed in DAC report, in planning.
- **Landscape Upgrades** – Individual Water Meter replacement for Gridley Units (43-1A, 1B 04), in planning.

Capital Fund 501-21, Funding Amount \$913,365, to be expended by February 22, 2025

This Capital Fund is 100% obligated and 44% expended. Projects Planned:

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Unit Range Replacements**- Amp Wide. Range Replacement, a project has been organized to replace (122) select Gas Ranges which have reached the end of their useful life. Range delivery and installation were completed August 31, 2022.
- **Tree Trim and Removal Project** – Amp Wide - Trim 294 trees and remove 12 trees.
- **HVAC Replacements** –Replace select failing package HVAC 35 HVAC units in Chico.
- **Community Room Improvements**– Winston Gardens (43-10), Community Room accessibility and water distribution improvements, architecture for this project is underway.
- **ADA Unit Accessibility Work** – Winston Gardens (43-10), three units and the community room to be upgraded to full accessibility standards, architecture for this project is underway.

* Capital Fund 501-21 monies are anticipated to be obligated in support of the projects above. Remaining projects originally planned for obligating 501-21 funds have been reassigned for obligating 501-22 funds.

Capital Fund 501-22, Funding Amount \$1,113,256.00, to be expended by May 11, 2026

This Capital Fund is 10% obligated and 0% expended.

- **Energy Conservation Work** – Electrical fixture replacements, countywide, in planning.
- **Energy Conservation Work** – Building improvements, countywide, in planning.
- **Unit Appliance Replacements/Upgrades** – Countywide, in planning.
- **Water Heater Replacement Project**– Countywide, replace water heaters which have reached the end of their useful life, in planning
- **Bathroom Tub/Shower Remodel** – Select concrete block units, in planning.
- **Kitchen Remodel** – Select units, 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.
- **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.
- **Site Upgrade, Landscaping and Accessibility Work** – Landscape upgrades, tree trimming, and miscellaneous improvements addressed in DAC report, in planning.
- **Landscape Upgrades** – Landscape replacement, Gardella Apts, 43-14, in planning

Capital Fund 501-19, Safety and Security Grant Funding Amount \$56,058.00, to be expended by April 8, 2023

This Capital Fund is 91% obligated and 29% expended

- **Carbon Monoxide Replacement** – Amp wide replacement of aging Carbon Monoxide detectors in all Public Housing units. Project replacements are underway.

12 Month Public Housing Capital Fund Project Schedule

11/13/2022

1 to 5	1 Most Urgent	5 Less Urgent	Cost Est	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23
1	ACM Tile Abatement - ongoing, upon unit turnover		\$58,484												
1	Tree Trim and Removal Project (PHA Wide)		\$177,850												
1	Winston Gardens Unit and Community Room ADA Improvements		\$1,100,000												
1	HVAC Replacement 35 units 43-03 Chico		\$245,000												
1	AMP Wide Carbon Monoxide Detector Replacement		\$56,058												
1	Kitchen Remodel - select units		\$250,000												
1	Roof Replacement (10 select) PH 43-15, 43-14		\$100,000												

Total: \$1,637,392

501-19E	501-20
Obligation Start: 4/9/2021	Obligation Start: 3/26/2020
Obligation End: 4/8/2022	Obligation End: 3/25/2024
Disbursement End: 4/8/2023	Disbursement End: 3/25/2026
501-21	501-22
Obligation Start: 2/23/2021	Obligation Start: 5/12/2022
Obligation End: 2/22/2023	Obligation End: 5/11/2024
Disbursement End: 2/22/2025	Disbursement End: 5/11/2026

	Design/Bid Phase
	Construction Phase
	Completed

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 01-13-2023
Capital Funds 501-20, 501-21, 501-22

			501-20				501-21				501-22				Totals		
			Original	Revised	Obligated	Expended	Original	Revised	Obligated	Expended	Original	Revised	Obligated	Expended	Orig/Revised	Expended	Balance
Line No.	Summary by Development Account																
	Total Non-CGP Funds																
1	100	Reserved Budget													-	-	-
2	1406	Operations (25% Max)	90,000.00		90,000.00	90,000.00	27,875.00				58,149.00				176,024.00	90,000.00	86,024.00
3	1408	Management Improvements	2,000.00				5,000.00				5,000.00				12,000.00	-	12,000.00
4	1410	Administration (10% Max)	87,533.00		87,533.00	87,533.00	91,336.00		91,336.00	91,336.00	111,325.00		111,325.00		290,194.00	178,869.00	111,325.00
5	1480	Audit	2,000.00				2,000.00				2,000.00				6,000.00	-	6,000.00
7	1480	Fees and Costs	90,000.00				75,000.00		82,913.43	63,497.34	75,000.00				240,000.00	63,497.34	176,502.66
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	600,306.00		9,150.77	9,150.77	712,154.00		739,165.57	251,441.65	861,782.00		-	-	2,174,242.00	260,592.42	1,913,649.58
17	1480	Relocation Costs	3,500.00												3,500.00	-	3,500.00
16	1492	Move to Work Demonstration													-	-	-
18	1501	Moving To Work Demonstration													-	-	-
19	1503	Collator Exp/Debt Srvc													-	-	-
20	1504	RAD-CFP													-	-	-
21	9000	RAD Investment Activity													-	-	-
22	9001	Debt Reserves													-	-	-
23	9002	Bond Debt Obligation													-	-	-
24	9900	Post Audit Adjustment													-	-	-
			875,339.00	-	186,683.77	186,683.77	913,365.00	-	913,415.00	406,274.99	1,113,256.00	-	111,325.00	-	2,901,960.00	592,958.76	2,309,001.24
					21%	21%			100%	44%			10%	0%			

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 01/13/2023	-	86,024.00	12,000.00	111,325.00	6,000.00	176,502.66	1,913,649.58	3,500.00	2,309,001.24	
	501-20, 501-21, 501-22 Funding										
100	Reserved Budget	-								-	
1406	Operations		86,024.00							86,024.00	
1408	Management Improvements			12,000.00						12,000.00	
1411	Audit Cost Cap Fund					6,000.00				6,000.00	
1410	Administration				111,325.00					111,325.00	
1430	Fees and Costs: Arch. Service, Permits Const. Admin, Etc..						176,502.66			176,502.66	
1460	Dwelling Structures									-	
1465	Dwelling Equipment									-	
1470	Non-Dwelling Structures									-	
1475	Non-Dwelling Equipment									-	
1485	Demolition									-	
	General Capital Fund Activity: Site Improvement, Dwelling										
1480	Structures, Dwelling Equipment							1,913,649.58		1,913,649.58	
1495	Relocation Costs								3,500.00	3,500.00	
1502	Contingency									-	
										2,309,001.24	Total
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

MEMO

Date: January 13, 2023

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 January 1st there were a total of (72) occupied units (see AWI's narrative, following). There were (2) applicants who moved in last month, offsetting (2) move-out's, due to the households being over the income limit. There's (1) applicant scheduled to move-in this month, into 1461 McConnell Ave. There are no "Intent to Vacate" notices or unlawful detainers at this time. Unpaid rents consist of (12) units; (3) are on payment plans for back rent owed, and one household will be served an Unlawful Detainer for not fulfilling their rental obligations.



1980's -era Concrete Block unit – Full Rebuilt

AWI staff are continuing their marketing efforts, including distribution of flyers to local farms businesses. Staff have a listing on Craig's List, and have re-issued the resident referral coupons of \$100.00 to all residents to encourage them to refer family and friends. There's also a new promotion advertising a move-in special which includes free rent for the first month to help increase the applicants on the waiting list. AWI staff is also looking into placing an advertisement in the local Spanish radio station to reach a broader audience. AWI is now fully staffed at Gridley Farm Labor Housing.

Chavarria's Landscaping continues to serve the landscaping needs of the property. Bids for tree trimming are anticipated to come in by January 10, 2023. Gutter cleaning of all the rental units and buildings will be scheduled by maintenance after all the leaves have fallen. Painting and sanding of all the existing playground equipment is scheduled for April.

Mi C.A.S.A.'s monthly food distribution was held on January 10th in the Community Room. Mi C.A.S.A. has started their Spring Session of classes, 85% of eligible children living at FLH attend class on a daily basis. Mi CASA student Crystal Saucedo was recognized by the HACB during December's Board Meeting for being one of the winners of the National NAHRO "What Home Means to Me" poster contest. The NVCSS Promotores Dual Language Learning (DLL) program is currently working with (16) families. Promotores has recently renewed their contract to continue with the DLL program, ensuring services through December.

AWI staff is currently organizing to rehab (4) of the concrete block units on Ogden Ave. Most of the rehab work will be completed "in house", while additional rehab work will be completed by vendors. This initiative will establish a third category of concrete block units: un-rehabilitated, moderately rehabilitated, and completely rebuilt.

Additional funds are being sought to continue property building renovation. The USDA is not a factor at this time. State Joe Serna Jr. Farmworker Housing, MHP, and CDBG-DR program funds are being investigated as an alternative. Renovation and/or demolition and/or historic preservation of the historically significant 1930's era wooden units is included for consideration.

Lance Andes, small well operator, resolved the recent issue with well flow by reprogramming the control panel. The annual inspection of the FLH Community Small Water System resulted in a recommendation for an auxiliary power supply, due to the unstable local power supply. HACB has submitted a grant to the State Water Board for funds to purchase and install a generator. AWI and well engineers Caldwell & Brown gathered the information needed to submit the grant application by the December 9th, 2022 deadline, in coordination with HACB staff.

Please also find 3rd party property manager AWI's December 2022 narrative.



1930's-era 2-BR Wood-frame Unit



Resident Garden

**Gridley Farm Labor Housing
December 2022**



Separate *Variance Report* explaining budget differences and expenditures.

Updates:

GFLH currently has 19 vacancies. Two move-ins and two move-outs during the month of December.

As of the end of December

- 72 Occupied
 - New move - out #BO1564 – over RD limits
 - New move – out #SU1545 – over RD limits
- 9 units held offline due to next phase of rehab
- 16 units deemed uninhabitable
- 19 units available for occupancy
 - Unit #AU1461 market ready. Applicant close to an approval.
 - Unit #Mar830 Unit turn almost market ready.
 - Unit #1519 unit turn in process

To date in January, 12 rent payments are outstanding, which includes those listed below with larger past due balances.

.Past Due Balances:

- Unit #ERN863 –balance \$4,317 payment plan in place and not keeping up with payments. 10/30 day notice served.
- Unit #AU878 – balance \$1,609 on a payment plan.
- Unit #SU1528 – balance \$1,341 on a payment plan.
- Unit #Su1545 – balance \$1,148 working on a payment plan

Staff still working on the estimates for the tree trimming. Two vendors visited the property and bids are expected in January 10, 2023

Maintenance staff will be cleaning gutters and clearing roofs as weather permits. This will need to be done again, once the tree trimming takes place.



Painting and sanding of the playground will take place in April.

Staff has started seeking estimates to start the "in house" rehab for units #1490, 1486, 1482 and 1478 Ogden. One of the vendors (Chris Bozarth) will be touring the units next week.

Lance, the small well operator, was able to obtain the program for the PLC and programmed the CL2 pump to read the well flow.

Applicant traffic at the property has been very slow. Current marketing efforts include: an ad in the Publisher newspaper, new signage (feather banners), existing banner, resident referral program and delivering flyers to local business and ag employers. We are also contacting the local Spanish radio station to explore the possibility of a radio ad.



GRIDLEY FARM LABOR REFERRAL BONUS!
Refer a friend or relative to apply.*
If they move in before January 31, 2023
you'll receive...

\$100 OFF One Month's Rent!
*Offer expires 01/31/23

*Payable 1 mo. or 30 days after new resident moves in.
Tenant must be in good standing to receive rent credit.

REFERRAL COUPON GRIDLEY FARM LABOR
850 E Gridley Rd, Gridley (530) 846-3640

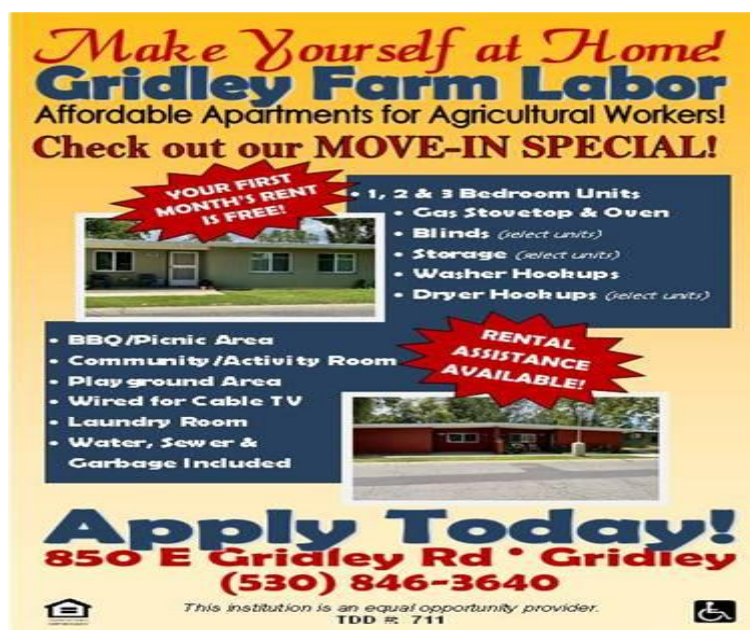
FRIEND'S NAME: _____
YOUR NAME: _____
APT #: _____

COMPLEX FEATURES

- Refrigerator • Oven & Stove
- Central AC & Heat • Community Room
- Laundry Facilities • Playground w/ Basketball Court
- After School Programs • Close to Elementary School
- Water, Sewer & Garbage Included

This institution is an equal opportunity provider.

280 UNITS AVAILABLE!



Make Yourself at Home!
Gridley Farm Labor
Affordable Apartments for Agricultural Workers!
Check out our **MOVE-IN SPECIAL!**

YOUR FIRST MONTH'S RENT IS FREE!

- 1, 2 & 3 Bedroom Units
- Gas Stovetop & Oven
- Blinds (select units)
- Storage (select units)
- Washer Hookups
- Dryer Hookups (select units)

RENTAL ASSISTANCE AVAILABLE!

- BBQ/Picnic Area
- Community/Activity Room
- Playground Area
- Wired for Cable TV
- Laundry Room
- Water, Sewer & Garbage Included

Apply Today!
850 E Gridley Rd • Gridley
(530) 846-3640

This institution is an equal opportunity provider.
TDD #: 711

Gridley Farm Labor 645
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 115,408.00	\$ 118,448.00	\$ (3,040.00)	\$ 346,224.00	\$ 355,344.00	\$ (9,120.00)
Vacancies	(25,182.00)	(23,142.91)	(2,039.09)	(72,732.00)	(69,428.75)	(3,303.25)
Manager's Unit	(1,230.00)	(1,230.00)	0.00	(3,690.00)	(3,690.00)	0.00
Total Tenant Rent	\$ 88,996.00	\$ 94,075.09	\$ (5,079.09)	\$ 269,802.00	\$ 282,225.25	\$ (12,423.25)
Other Project Income:						
Laundry Income	\$ 147.75	\$ 216.66	\$ (68.91)	\$ 435.30	\$ 650.00	\$ (214.70)
Interest Income	23.29	2.50	20.79	46.49	7.50	38.99
Restricted Reserve Interest Income	9.33	0.00	9.33	22.88	0.00	22.88
Other Tenant Income	\$ 0.00	\$ 91.66	\$ (91.66)	\$ 140.50	\$ 275.00	\$ (134.50)
Other Project Income	\$ 180.37	\$ 310.82	\$ (130.45)	\$ 645.17	\$ 932.50	\$ (287.33)
Total Project Income	\$ 89,176.37	\$ 94,385.91	\$ (5,209.54)	\$ 270,447.17	\$ 283,157.75	\$ (12,710.58)
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 24,090.59	\$ 35,903.14	\$ (11,812.55)	\$ 72,853.32	\$ 107,709.50	\$ (34,856.18)
Utilities (From Pg 2)	2,608.84	10,841.07	(8,232.23)	8,426.79	32,523.25	(24,096.46)
Administrative (From Pg 2)	14,766.71	15,386.91	(620.20)	38,728.83	46,160.75	(7,431.92)
Taxes & Insurance (From Pg 2)	(2,524.00)	8,510.25	(11,034.25)	25,002.00	25,530.75	(528.75)
Other Taxes & Insurance (Fr Page	2,348.55	5,356.11	(3,007.56)	4,871.89	16,068.25	(11,196.36)
Other Project Expenses	5,485.32	2,158.23	3,327.09	8,483.83	6,474.75	2,009.08
Total O&M Expenses	\$ 46,776.01	\$ 78,155.71	\$ (31,379.70)	\$ 158,366.66	\$ 234,467.25	\$ (76,100.59)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.59	\$.37	\$ 37,676.88	\$ 37,675.75	\$ 1.13
Asset Management Fees	\$ 1,875.00	\$ 625.00	\$ 1,250.00	\$ 1,875.00	\$ 1,875.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	8,625.00	8,625.00	0.00
Total Mortgage & Owner's Exp.	\$ 17,308.96	\$ 16,058.59	\$ 1,250.37	\$ 48,176.88	\$ 48,175.75	\$ 1.13
Total Project Expenses	\$ 64,084.97	\$ 94,214.30	\$ (30,129.33)	\$ 206,543.54	\$ 282,643.00	\$ (76,099.46)
Net Profit (Loss)	\$ 25,091.40	\$ 171.61	\$ 24,919.79	\$ 63,903.63	\$ 514.75	\$ 63,388.88
Other Cash Flow Items:						
Reserve Transfers	\$ (9.33)	\$ 0.00	\$ (9.33)	\$ 10,426.70	\$ 0.00	\$ 10,426.70
T & I Transfers	(739.29)	0.00	(739.29)	(28,288.49)	0.00	(28,288.49)
Sec Dep Owner Held	114.00	0.00	114.00	(2,065.00)	0.00	(2,065.00)
Rent Annuity	53,912.00	0.00	53,912.00	162,906.00	0.00	162,906.00
Rent Subsidy	(53,912.00)	0.00	(53,912.00)	(162,906.00)	0.00	(162,906.00)

Gridley Farm Labor 645
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Authorized Reserve - Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ (10,449.58)	\$ 0.00	\$ (10,449.58)
Tenant Receivables	(1,847.20)	0.00	(1,847.20)	2,366.80	0.00	2,366.80
Other Receivables	(22,978.25)	0.00	(22,978.25)	(2,511.75)	0.00	(2,511.75)
Rental Assistance	359.00	0.00	359.00	(14,322.00)	0.00	(14,322.00)
Accounts Payable - Trade	3,658.33	0.00	3,658.33	(2,634.72)	0.00	(2,634.72)
Accrued Property Taxes	3,265.00	0.00	3,265.00	7,500.00	0.00	7,500.00
Accrued Property Taxes	4,480.00	0.00	4,480.00	4,480.00	0.00	4,480.00
Accrued Local Administration Fee	1,875.00	0.00	1,875.00	1,875.00	0.00	1,875.00
Total Other Cash Flow Items	<u>\$ (11,822.74)</u>	<u>\$ 0.00</u>	<u>\$ (11,822.74)</u>	<u>\$ (33,623.04)</u>	<u>\$ 0.00</u>	<u>\$ (33,623.04)</u>
Net Operating Cash Change	<u>\$ 13,268.66</u>	<u>\$ 171.61</u>	<u>\$ 13,097.05</u>	<u>\$ 30,280.59</u>	<u>\$ 514.75</u>	<u>\$ 29,765.84</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 4,984.28	\$ 35,264.87	\$ 30,280.59
Tax & Insurance - FFB	86,994.79	115,283.28	28,288.49
RD Reserves - FFB	53,543.24	51,741.54	(1,801.70)
Cash - Owner Held Reserves	396,699.00	396,699.00	0.00

Payables & Receivables:			
Accounts Payable - Trade	8,261.39	5,626.67	(2,634.72)
Rents Receivable - Current Tenants	10,062.51	7,695.71	(2,366.80)

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
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Maintenance & Operating Expenses:

Maintenance Payroll	\$ 8,391.93	\$ 6,820.91	\$ 1,571.02	\$ 15,628.92	\$ 20,462.75	\$ (4,833.83)
Janitorial/Cleaning Supplies	140.27	79.75	60.52	247.03	239.25	7.78
Plumbing Repairs	340.00	832.91	(492.91)	3,100.90	2,498.75	602.15
Painting & Decorating	0.00	199.41	(199.41)	132.12	598.25	(466.13)
Repairs & Maintenance - Supply	993.20	1,532.34	(539.14)	2,566.10	4,597.00	(2,030.90)
Repairs & Maintenance - Contract	9,351.50	2,252.91	7,098.59	22,570.30	6,758.75	15,811.55
Grounds Maintenance	0.00	8,000.00	(8,000.00)	15,900.25	24,000.00	(8,099.75)
Pest Control Service	450.00	249.41	200.59	1,185.00	748.25	436.75
Fire/Alarm Services	184.45	1,588.50	(1,404.05)	319.45	4,765.50	(4,446.05)
Security Service	1,547.00	0.00	1,547.00	4,403.00	0.00	4,403.00
Capital Improvements - Other	775.93	11,983.34	(11,207.41)	1,071.31	35,950.00	(34,878.69)
Capital Improvements - Flooring	0.00	975.00	(975.00)	0.00	2,925.00	(2,925.00)
Capital Improvements - Appliance	0.00	697.25	(697.25)	1,891.32	2,091.75	(200.43)
Capital Improvements - HVAC Repl	877.31	250.00	627.31	1,754.62	750.00	1,004.62
Capital Improvements - Water Heat	0.00	142.50	(142.50)	0.00	427.50	(427.50)
Carpet Cleaning	0.00	25.09	(25.09)	0.00	75.25	(75.25)

Gridley Farm Labor 645
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
HVAC Repairs	\$ 1,039.00	\$ 53.41	\$ 985.59	\$ 2,083.00	\$ 160.25	\$ 1,922.75
Cable Service	0.00	178.75	(178.75)	0.00	536.25	(536.25)
Tenant Services	0.00	41.66	(41.66)	0.00	125.00	(125.00)
Total Maint. & Operating Exp.	\$ 24,090.59	\$ 35,903.14	\$ (11,812.55)	\$ 72,853.32	\$ 107,709.50	\$ (34,856.18)
Utilities:						
Electricity	\$ 281.30	\$ 2,666.66	\$ (2,385.36)	\$ 126.98	\$ 8,000.00	\$ (7,873.02)
Water	0.00	2,916.66	(2,916.66)	0.00	8,750.00	(8,750.00)
Sewer	0.00	2,174.41	(2,174.41)	0.00	6,523.25	(6,523.25)
Heating Fuel/Other	214.83	583.34	(368.51)	1,963.34	1,750.00	213.34
Garbage & Trash Removal	2,112.71	2,500.00	(387.29)	6,336.47	7,500.00	(1,163.53)
Total Utilities	\$ 2,608.84	\$ 10,841.07	\$ (8,232.23)	\$ 8,426.79	\$ 32,523.25	\$ (24,096.46)
Administrative:						
Manager's Salary	\$ 7,581.25	\$ 7,713.59	\$ (132.34)	\$ 16,439.87	\$ 23,140.75	\$ (6,700.88)
Management Fees	6,160.00	6,715.00	(555.00)	18,018.00	20,145.00	(2,127.00)
Bad Debt Expense	11.45	0.00	11.45	2,581.45	0.00	2,581.45
Auditing	337.75	666.66	(328.91)	1,013.25	2,000.00	(986.75)
Legal	0.00	291.66	(291.66)	0.00	875.00	(875.00)
Other Administrative Expenses	676.26	0.00	676.26	676.26	0.00	676.26
Total Administrative Expense	\$ 14,766.71	\$ 15,386.91	\$ (620.20)	\$ 38,728.83	\$ 46,160.75	\$ (7,431.92)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 4,480.00	\$ 1,493.34	\$ 2,986.66	\$ 4,480.00	\$ 4,480.00	\$ 0.00
Special Assessments	3,265.00	2,117.50	1,147.50	7,500.00	6,352.50	1,147.50
Property Insurance	7,153.50	4,899.41	2,254.09	13,022.00	14,698.25	(1,676.25)
Other Insurance	(17,422.50)	0.00	(17,422.50)	0.00	0.00	0.00
Total Taxes & Insurance Expense	\$ (2,524.00)	\$ 8,510.25	\$ (11,034.25)	\$ 25,002.00	\$ 25,530.75	\$ (528.75)
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,523.59	\$ 1,270.59	\$ 253.00	\$ 3,055.74	\$ 3,811.75	\$ (756.01)
Other Taxes, Fees & Permits	88.68	116.34	(27.66)	225.88	349.00	(123.12)
Bond Premiums	0.00	15.00	(15.00)	0.00	45.00	(45.00)
Worker's Compensation Insurance	654.28	1,075.84	(421.56)	1,356.06	3,227.50	(1,871.44)
Personnel Medical Insurance	82.00	2,878.34	(2,796.34)	234.21	8,635.00	(8,400.79)
Total Other Taxes & Insurance	\$ 2,348.55	\$ 5,356.11	\$ (3,007.56)	\$ 4,871.89	\$ 16,068.25	\$ (11,196.36)
Other Project Expenses						
Telephone & Answering Service	\$ 78.50	\$ 314.66	\$ (236.16)	\$ 369.77	\$ 944.00	\$ (574.23)
Internet Service	0.00	135.34	(135.34)	0.00	406.00	(406.00)
Advertising	375.00	375.00	0.00	500.00	1,125.00	(625.00)
Water/Coffee Service	0.00	0.00	0.00	42.88	0.00	42.88
Office Supplies & Expense	3,788.33	504.41	3,283.92	4,606.43	1,513.25	3,093.18

Gridley Farm Labor 645
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Postage	\$ 370.02	\$ 41.75	\$ 328.27	\$ 433.34	\$ 125.25	\$ 308.09
Toner/Copier Expense	23.01	27.75	(4.74)	60.28	83.25	(22.97)
Office Furniture & Equipment Expe	766.18	0.00	766.18	766.18	0.00	766.18
Travel & Promotion	0.00	611.91	(611.91)	1,326.25	1,835.75	(509.50)
Training Expense	0.00	104.16	(104.16)	186.42	312.50	(126.08)
Credit Checking	84.28	13.41	70.87	84.28	40.25	44.03
Employee Meals	0.00	29.84	(29.84)	108.00	89.50	18.50
Total Other Project Expenses	<u>\$ 5,485.32</u>	<u>\$ 2,158.23</u>	<u>\$ 3,327.09</u>	<u>\$ 8,483.83</u>	<u>\$ 6,474.75</u>	<u>\$ 2,009.08</u>
Lease Up Expenses						
Total Lease Up Expenses	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.59	\$.37	\$ 37,676.88	\$ 37,675.75	\$ 1.13
Asset Management Fees	\$ 1,875.00	\$ 625.00	\$ 1,250.00	\$ 1,875.00	\$ 1,875.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	8,625.00	8,625.00	0.00
Total Mortgage & Owner's Exp.	<u>\$ 17,308.96</u>	<u>\$ 16,058.59</u>	<u>\$ 1,250.37</u>	<u>\$ 48,176.88</u>	<u>\$ 48,175.75</u>	<u>\$ 1.13</u>
Total Expenses	<u>\$ 64,084.97</u>	<u>\$ 94,214.30</u>	<u>\$ (30,129.33)</u>	<u>\$ 206,543.54</u>	<u>\$ 282,643.00</u>	<u>\$ (76,099.46)</u>
Authorized Reserve - Other	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 10,449.58</u>	<u>\$ 0.00</u>	<u>\$ 10,449.58</u>
	\$ 0.00	\$ 0.00	\$ 0.00	\$ 10,449.58	\$ 0.00	\$ 10,449.58

MEMO

Date: January 13, 2023

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director

Subject: Status Report – HACB Other-Owned Properties

- Alamont Apartments, Chico (30 units, family)
- Cordillera Apartments, Chico (20 units, family)
- Evanswood Estates, Oroville (31 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)
- 1744 Laurel St, Chico (1 single family house)

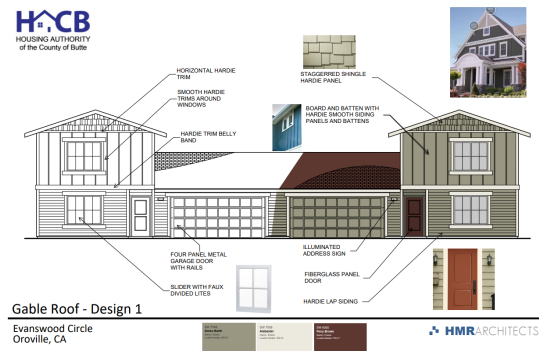
For Alamont, Cordillera, Evanswood, Kathy Court, Lincoln, Locust, and Park Place Apartments, please also see monthly reports provided by the property manager, RSC Associates Inc., following this memo. Please also find Sackett Corporation's financials for Gridley Springs II.

Alamont Apartments, Chico (30 units, family, RSC) – There are zero (0) vacancies as of the first of January. RSC's monthly narrative reviews the delinquent rent, an unlawful detainer, and monthly unit turnover. The 2020A bond-finance-identified needs, such as new water heaters, range hoods, ceiling fans, garbage disposals, and replacement of GFCI outlets have been completed, using bond proceeds.





Cordillera/Cameo Apartments, Chico (20 units, family, RSC) - The property has zero (0) vacancy as of January 1st. Unpaid rents include two (2) units; which RSC's narrative reviews.



Evanswood Estates Apartments, Oroville (31 units, family, RSC) – The property has one (1) vacancy, with RSC working on a pending application. There is one thirty (30) day notice to vacate. Only one unit is delinquent, with a partial amount due. Units #21, 25, & 33, purchased and tracked separately, continue to be rented; there are no unpaid rents.

\$3 million in exterior siding replacement work is underway. The exterior siding and stucco work has been hindered thus far by rains. The work will be completed in 2023 using Series 2020A bond proceeds. Unit #53 is the sole unit not owned by the HACB; HACB and RSC continue to try to entice renovation participation by the unit's owner.

Gridley Springs II, Gridley (24 units, Family, Sackett) The property has zero (0) vacancy and no 30-day notices to vacate. Please find Sackett Corporation's financials for GS II as well as a short narrative.



Kathy Court Apartments, Paradise (12 units, family, RSC) – the Building Permit Application has been approved. A CDBG-DR funding application for 40% of the total development has been submitted to the Town of Paradise and has been passed on to the State. Two paths for project funding are now being considered, with the project delivery date at stake. A total of \$1,386.86 remains in the Kathy Court operating account, after accounting for third-party property management fees, asset management fees, water, and landscape costs in managing and upkeeping the vacant parcel.



Lincoln Apartments, Chico (18 units, family, RSC) – Lincoln Apartments has no vacancy. There continues to be no notices to vacate. All rents were collected for the month with the exception of three units, where small balances are owed. The installation of 2020A bond-funded Capital Improvements, including water heaters, a refrigerator, exhaust hoods and GFCI installation is underway.



Locust Apartments, Chico (10 units, family, RSC) – There currently is one vacancy – though a new resident is expected to move in by January 15th. All rents were collected for December. Capital Improvements continue with the replacement of water heaters, range hoods, and GFCI outlets, paid for by means of Series 2020A Bond proceeds.



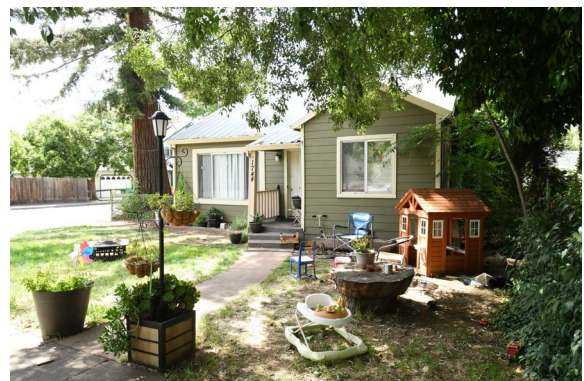
Park Place Apartments, Oroville (40 units, senior, RSC) – The property is fully occupied; one unit did turnover for the month but has since been re-rented. There

are no thirty-day notices to vacate. RSC's narrative covers the property rent collection for the month, where all units paid with the exception of two units; one owes partial rent and one had a monthly rental check returned. Bond-funded work includes equipment replacements, gazebo replacement, Community Room renovation, and site paths of travel improvements - all in process. Plans have been approved by the City.

2131 Fogg Ave, Oroville (SFH, HACB) – The single-family house is occupied, with rent paid.



1744 Laurel St, Chico (SFH, HACB) – This single family 2-bedroom, 1 bath house is occupied. The rent is current for the month.



January 11, 2023

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

RE: December 2022 HACB Monthly Financial Package

Dear Mr. Mayer:

Below is a summary of the December 2022 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. 2022/2023 Performance Review
9. Capital Improvement Summary

1519 Locust Apartments

Monthly Highlights:

- **Occupancy** – 90% at the end of December. There is one vacant unit, #5, but there is an approved applicant and she is scheduled to move in on 1/15/23.
- **Rent Collection** – All tenants paid in full.
- **Operating Expenses** – Turnover expenses were over budget by \$5,505.28 which are attributed to making unit #5 rent ready. The previous tenant was evicted and the unit required significant repairs.

Mr. Ed Mayer, Executive Director
Chico, California

Alamont Apartments

Monthly Highlights

- **Occupancy** – 100% at the end of December, with 1 pending eviction move out set for January.
 - ✓ Unit #1 has an eviction judgement and is awaiting a lock out date from the sheriff.
- **Rent Collection** – All tenants paid in full except for Unit #1
- **Operating Expenses** – The past tenant in unit #28 was written off to bad debt expense totaling \$8,134.05 as a result of their eviction from the unit.
- **Capital Improvements** – there was a complete interior paint for unit #28.

Cordillera/Cameo Drive Apartments

Monthly Highlights:

- **Occupancy** – 100% at the end of December.
 - ✓ There was a new move in for unit #37-1 on 12/2/22.
- **Rent Collection**
 - ✓ #49-1 has a balance due for December rent due to a partial payment.
 - ✓ #49-3A has an outstanding balance for November and December rent. We are working with Behavioral Health to cover this and are expecting a payment to cover the full balance in January.
 - ✓ All other tenants paid in full.
- **Capital Improvements** – there was a range installed for unit #37-1 which was part of the Capital Bond Project.

Evanswood Estates Apartments

Monthly Highlights:

- **Occupancy** – 96.42% at the end of December. Unit #40 is still vacant, and we are accepting applications.
 - ✓ Unit #17 has given their notice as of 12/15/22 and will be out by 1/15/23.
 - ✓ Unit #69 had a move in on 12/1/22.
 - ✓ Unit #368 had a move in on 12/5/22.
- **Rent Collection**
 - ✓ Unit #364 has a small outstanding balance for December rent.
 - ✓ All other tenants paid in full.
 - ✓ Have written off to Bad Debt expense of \$7,736.42 for past tenants in units #12,36,41,65,69.

Mr. Ed Mayer, Executive Director
Chico, California

- **Operating Expenses** – Bad debt expense was over budget by \$6,736.42 due to the write off of past tenant balances from unit #12,36,41,65,69
- **Capital Improvements** – there was an interior paint for unit #69 and carpeting was installed in unit #40 which was part of the Capital Bond Project.

Evanswood #21, #25, and #33

Monthly Highlights:

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

Kathy Court Apartments

Monthly Highlights: None at this time.

Lincoln Apartments

Monthly Highlights:

- **Occupancy** – 100% as of the end of November.
- **Rent Collection**
 - ✓ Unit #11 and #16 had small outstanding PG&E balances at the end of December.
 - ✓ Unit #12 shows an outstanding rent balance from December due to a partial payment.
 - ✓ All other tenants paid in full.
- **Operating Expenses** – Repair costs were over budget due to the replacement of the vanity and medicine cabinet in unit #16 and the removal of the toilet in unit #4 so the sewer line could be cleared of a blockage.

Park Place Apartments

Monthly Highlights:

- **Occupancy** – 100% as of the end of December. There was a move in for unit #28 on 12/21/22.
- **Rent Collection**
 - ✓ Unit #16 had an NSF check for December rent which has not been paid. Notice has been served.
 - ✓ Unit #18 has partial rent due from December. Notice has been served for the remainder
 - ✓ All other tenants paid in full.

Mr. Ed Mayer, Executive Director
Chico, California

- **Operating Expenses** – Bad Debt was over budget by \$862.56 due to writing off unpaid balances of past tenants from unit #1 and #38.
- **Capital Improvements** – units #2,4,5,7,11, and 12 had water heaters, exhaust hoods, fans and GFCI outlets replaced as part of the Capital Bond Project.

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 January 2023

Property Status:

1. GSI has 1 vacant units with Zero notices to vacate
2. GSII has 0 vacant units with Zero notices to vacate.
3. USDA finally approved the GSI FY23 budget, so both properties now have fully approved FY23 budgets.
4. GSI has a loan servicing audit, and property walk scheduled for 01/19/2023.
5. Both properties had successful FY2022 with low turnover rates and successful NOI as budgeted.

Sincerely,
Mac Upshaw



HACB GRIDLEY SPRINGS II
As of
December 31, 2022

CASH SUMMARY - Operating Account

	DECEMBER		3 months YTD	
	2022	%%	2022	%%
Total Rent Revenue	14,080.52	100.00%	45,035.52	100.00%
Vacancies	(105.00)	-0.75%	(598.00)	-1.33%
Net Rental Revenue	13,975.52	99.25%	44,437.52	98.67%
Other Income	151.81	1.08%	186.73	0.41%
Total Revenue	14,127.33	100.33%	44,624.25	99.09%
Expenses:				
Administrative Expenses	3,597.28	25.55%	13,016.26	28.90%
Utilities	1,977.19	14.04%	6,315.75	14.02%
Operating & Maintenance	5,011.38	35.59%	13,857.70	30.77%
Depreciation and Amortization Expense	0.00	0.00%	0.00	0.00%
Taxes & Insurance	785.66	5.58%	6,938.09	15.41%
Total Expenses	11,371.51	75.18%	40,127.80	26.30%
Net Operating Income	2,755.82	49.63%	4,496.45	44.79%
Interest and Finance Expense	565.08	4.01%	1,695.24	3.76%
Replacement Costs	0.00	0.00%	0.00	0.00%
Net Cash Flow from Operations	2,190.74		2,801.21	
Plus (Minus)				
Interest Income	(12.01)		(38.82)	
Unpaid Rent Collected (Owed)	3,009.00		2,548.00	
Prepaid Rent Received (Absorbed)	(151.00)		(15.00)	
Security Deposits Received (Refunded)	(106.00)		(172.00)	
Accrued Interest (Payment)	545.08		1,635.24	
Net Cash Increase (Decrease)	5,475.81		6,758.63	
Beginning of Period Cash Balance	64,138.54		64,558.38	
Contributions (Distributions) to Owner	0.00		0.00	
Transfer from (to) Impound Account	(401.33)		(1,203.99)	
Transfer From (to) Replacement Reserves	(450.00)		(1,350.00)	
Transfer from (to) Security account	173.73		173.73	
Ending Cash Balance - Operating Account	\$68,936.75		\$68,936.75	
- Replacement Reserve			\$116,036.09	
- Tax and Insurance Impounds			\$53,212.27	
- Security Deposit Accounts			\$15,093.78	

	Current Month	UNIT STATUS	Current Month
TENANT RECEIVABLES			
Rent and Rent Related Receivables			
Balance at Beginning of Month	5,764.00	Total Units	24
Uncollected (Collected) During Month	(3,009.00)	Vacant units at beginning of month	1
Written off to Bad Debts	0.00	Plus Units vacated during month	0
Balance at End of Month	\$2,755.00	Less move ins and deposits to hold	1
		Vacant units at end of month	0

Balance Sheet
HACB GRIDLEY SPRINGS II
As of
December 31, 2022

***** ASSETS *****

Petty Cash	250.00	
Cash - Operating	68,936.75	
Cash - Replacement Reserve	116,036.09	
Cash - Impound Account	53,212.27	
Cash - Security Deposit Account	15,093.78	
Total Cash		253,528.89

ACCOUNTS RECEIVABLE

Tenant Rent Receivable	2,755.00	
Total Accounts Receivable		2,755.00

Prepaid Property Insurance

	0.00	
Total Prepaid Expenses		0.00

Total Current Assets	256,283.89
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CAPITAL IMPROVEMENTS

Land	55,276.00	
Building	497,483.59	
Improvements	421,449.94	
Accumulated Depreciation	(219,793.41)	
Total Fixed Assets		754,416.12
TOTAL ASSETS		1,010,700.01

***** LIABILITIES *****

Accrued Interest-SHRA	84,435.37	
Security Deposit Liability	15,093.00	
Prepaid Rent Revenue	0.00	
Total Current Liabilities		99,528.37

Note Payable	218,032.00	
Total Long Term Liabilities		218,032.00
Total Liabilities		317,560.37

***** OWNER'S EQUITY *****

Partner's Equity (CF Distributions)	684,336.63	
AGP Cash Flow Distributions	(56,413.00)	
Retained Earnings	(70,661.88)	
Owner Contributions/Distribution	133,076.68	
Current Year Net Income (Loss)	2,801.21	
Total Equity		693,139.64

Total Liabilities & Equity	1,010,700.01
---------------------------------------	---------------------

Income Statement
HACB GRIDLEY SPRINGS II
As of
December 31, 2022

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
*** REVENUES ***						
Rent Revenue - Gross Potential						
Apartment Rents	13,259.52	16,312.00	(3,052.48)	42,549.52	48,936.00	(6,386.48)
Tenant Assistance Payments	821.00	0.00	821.00	2,486.00	0.00	2,486.00
Total Revenue	14,080.52	16,312.00	(2,231.48)	45,035.52	48,936.00	(3,900.48)
Apartment Vacancies	(105.00)	(326.00)	221.00	(598.00)	(978.72)	380.72
Total Vacancies	(105.00)	(326.00)	221.00	(598.00)	(978.72)	380.72
NET RENTAL REVENUE	13,975.52	15,986.00	(2,010.48)	44,437.52	47,957.28	(3,519.76)
Interest Income-Other Cash	11.23	0.00	11.23	36.31	0.00	36.31
Interest Income-Sec Deposits	0.78	0.00	0.78	2.51	0.00	2.51
Total Financial Revenue	12.01	0.00	12.01	38.82	0.00	38.82
Misc Tenant Charges/Damages & Cleaning	0.00	545.00	(545.00)	0.00	1,635.25	(1,635.25)
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	139.80	83.00	56.80	147.91	250.00	(102.09)
Total Other Revenue	139.80	628.00	(488.20)	147.91	1,885.25	(1,737.34)
TOTAL REVENUE	14,127.33	16,614.00	(2,486.67)	44,624.25	49,842.53	(5,218.28)
*** EXPENSES ***						
Administrative Expenses						
Advertising and Promotions	0.00	21.00	(21.00)	0.00	62.50	(62.50)
Credit Reports	44.00	0.00	44.00	44.00	0.00	44.00
Uniforms	93.24	0.00	93.24	93.24	0.00	93.24
IT Support Services	128.00	128.00	0.00	384.00	384.00	0.00
Telephone/Answering Service	61.45	70.00	(8.55)	184.35	210.00	(25.65)
Consulting/Purchased Services	0.00	0.00	0.00	0.00	0.00	0.00
Postage and Mailing	55.01	0.00	55.01	55.01	0.00	55.01
Administrative Expense/Office Personnel	32.14	0.00	32.14	40.00	0.00	40.00
Office Supplies/Expenses	64.34	385.00	(320.66)	97.33	1,156.00	(1,058.67)
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)	3,060.00	3,240.00	(180.00)
Manager Salaries	2,084.10	1,708.00	376.10	5,108.30	5,125.00	(16.70)
Education/Registration fees	0.00	83.00	(83.00)	450.03	250.00	200.03
Legal Expense	0.00	29.00	(29.00)	0.00	87.50	(87.50)
Auditing Fees	0.00	4,200.00	(4,200.00)	3,500.00	4,200.00	(700.00)
Television/Cable Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Expenses	3,597.28	7,704.00	(4,106.72)	13,016.26	14,715.00	(1,698.74)
Utility Expenses						
Electricity	95.66	310.00	(214.34)	345.89	930.00	(584.11)
Water	198.14	500.00	(301.86)	1,362.55	1,500.00	(137.45)
Gas	94.29	68.00	26.29	110.88	205.00	(94.12)
Sewer	804.82	820.00	(15.18)	2,451.47	2,460.00	(8.53)
Garbage and Trash Removal	784.28	567.00	217.28	2,044.96	1,700.00	344.96
Total Utility Expenses	1,977.19	2,265.00	(287.81)	6,315.75	6,795.00	(479.25)
Operating & Maintenance Expense						
Clean and Repair Apartment	199.00	0.00	199.00	199.00	0.00	199.00
Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	0.00
Exterminating Contract	200.00	0.00	200.00	200.00	0.00	200.00
Tree Service	0.00	0.00	0.00	0.00	0.00	0.00
Grounds Contract	1,000.00	0.00	1,000.00	3,316.00	0.00	3,316.00
Grounds Maintenance and Supplies	55.11	0.00	55.11	55.11	0.00	55.11
Maintenance Personnel	2,116.25	1,708.00	408.25	5,161.89	5,125.00	36.89
Repair Materials	559.47	2,982.00	(2,422.53)	1,173.69	8,946.25	(7,772.56)
Repair Contract/Vendor Labor	0.00	1,667.00	(1,667.00)	2,000.00	5,000.00	(3,000.00)
Electrical Repair and Supplies	0.00	0.00	0.00	187.50	0.00	187.50
HVAC Repair/Maintenance	648.00	500.00	148.00	648.00	1,500.00	(852.00)
Appliance Repair and Maintenance	0.00	0.00	0.00	399.12	0.00	399.12
Plumbing Repair and Supplies	233.55	0.00	233.55	517.39	0.00	517.39
Gas, Oil and Mileage	0.00	0.00	0.00	0.00	0.00	0.00
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	5,011.38	6,857.00	(1,845.62)	13,857.70	20,571.25	(6,713.55)

Income Statement
HACB GRIDLEY SPRINGS II
As of
December 31, 2022

	***** 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	400.72	335.00	65.72	1,165.45	1,004.50	160.95
Property & Liability Insurance	0.00	167.00	(167.00)	0.00	500.00	(500.00)
Worker's Compensation	250.36	221.00	29.36	731.90	661.00	70.90
Health/Dental Insurance	134.58	233.00	(98.42)	406.43	700.00	(293.57)
Other Insurance	0.00	0.00	0.00	4,634.31	0.00	4,634.31
Total Taxes & Insurance Expenses	785.66	956.00	(170.34)	6,938.09	2,865.50	4,072.59
TOTAL EXPENSES	11,371.51	17,782.00	(6,410.49)	40,127.80	44,946.75	(4,818.95)
NET OPERATING INCOME (LOSS)	2,755.82	(1,168.00)	3,923.82	4,496.45	4,895.78	(399.33)
Interest & Finance Expense						
Mortgage Interest	545.08	0.00	545.08	1,635.24	0.00	1,635.24
Bank Fees	20.00	0.00	20.00	60.00	0.00	60.00
Total Interest & Finance Expense	565.08	0.00	565.08	1,695.24	0.00	1,695.24
OPERATING PROFIT (LOSS)	2,190.74	(1,168.00)	3,358.74	2,801.21	4,895.78	(2,094.57)
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	0.00	0.00	0.00	0.00	0.00	0.00
NET CASH FLOW FROM OPERATIONS	2,190.74	(1,168.00)	3,358.74	2,801.21	4,895.78	(2,094.57)

MEMO

Date: January 13, 2023

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director

Subject: Status Report – LIHTC Properties

- Chico Commons Apartment, Chico (72 units, LIHTC, Family)
- Walker Commons Apartments, Chico (56 units, LIHTC, senior/disabled)
- Gridley Springs I Apartments, Gridley (32 units, LIHTC, family)
- 1200 Park Avenue Apartments, Chico (107 units, LIHTC, senior)
- Harvest Park Apartments, Chico (90 units, LIHTC, family)

For Chico Commons, Walker Commons, and 1200 Park Ave. Apartments, Chico, please also see monthly reports provided by the property manager, AWI, following this memo. Property manager Winn Residential provides monthly reports for Harvest Park Apts., Chico; and Sackett Corporation for Gridley Springs I Apts., Gridley, following this memo.

Chico Commons Apartments, Chico (72 units, LIHTC, Family, MGP: Banyard Management, PM: AWI) – There currently are (4) vacancies as of the 1st of January. AWI details the expected current turnover in their monthly narrative, where two (2) vacant units have pending applications. There is one (1) notice to vacate. Unpaid rents total 11 units; AWI again details the specific amounts owed, and associated payments through California’s Rent Relief Program (RRP); AWI is monitoring two units where Unlawful Detainers can be filed, regarding households that did not apply for RRP or continue to not pay their rental obligations. Another dumpster enclosure will be upgraded and rebuilt by the end of January. This will leave one dumpster area to be upgraded from chain link to cinderblock. The two (2) new directory signs have been installed, please see photo in AWI’s narrative. New mailboxes

will also be installed. The property continues to operate subject to pandemic protocols, with leasing dynamics being watched carefully – please find AWI’s narrative property report and financials, following. The property is subject to repositioning, involving refinancing, capital improvements, and replacements. A Physical Needs Assessment of the property has been completed.





Walker Commons Apartments, Chico (56 units, LIHTC, Senior & Disabled, MGP: BCAHDC, PM: AWI) – The property enjoyed no vacancy for the fourth consecutive month. 100% of rent was collected for December; only two units remain unpaid for January. AWI's new on-

site manager, Elizabeth Laufer, continues to familiarize herself with her new property. Gutters, downspouts and fascia boards were planned to be replaced yet in 2022, but due to the complexity of replacing gutters, fascia, windows, siding, and PTAC units altogether, this improvement work will be completed when the property is re-positioned in 2023. Estimates are being sought for an automatic lock / unlock system for the community room and laundry room. Senior service provider, Passages, has been contacted to provide supportive services for the residents. The holiday potluck was a success! Please find the AWI monthly owners report following. The property is subject to repositioning, involving refinance, capital improvements and replacements. The property generates significant amounts of surplus cash, which will help with anticipated renovations.

Gridley Springs I Apartments, Gridley (32 units, LIHTC, Family, MGP: BCAHDC, PM: Sackett Corporation) – There is one (1) vacancy as of this memo. There are no thirty (30) day notices to vacate. The 2023 annual budget was approved by BCAHDC, as MGP of the owning partnership. The budget which was submitted to the USDA for final approval, has now been approved. A loan servicing audit and property walk is scheduled for this month. Third party property management delivered a low turnover rate for the year, with a positive cashflow of \$63,026.11, or \$11,566.11 more than anticipated. Please find Sackett Corporation's Owner's report, following.





1200 Park Avenue Apartments, Chico (107 units, LIHTC, Senior, MGP: BCAHDC, PM: AWI) – There are (2) vacancies, for which AWI is processing potential applications. Turnover included two units. All unpaid rents for December were collected; January unpaid rents include 8 units where management is following up to collect. There is no update to the outstanding legal complaint, now pending scheduling of a trial. CAA Food Distribution is on-going; resident supportive services are being sought from Passages, North Valley Catholic Social Services, or other, seeking activities for property residents. The nearby elementary school performed a play for the residents on December 19th, which the residents reportedly enjoyed. Salvation Army hosted a holiday dinner for all the households. Monthly Bingo and Birthdays are celebrated with Cake for residents who wish to participate! Please find AWI's monthly financials and narrative following. The property is subject to repositioning, involving refinancing and capital improvements.



Harvest Park Apartments, Chico (90 units, LIHTC, Family, MGP: BCAHDC, PM Winn Residential) – Harvest Park currently has two (2) vacancies. One unit will be occupied later this month and a pending application is in the process for the one remaining vacant unit. There are no 30-day notices to vacate. There

are unpaid rents in various units due to COVID-19, and or job loss. WINN Residential has several resident's under repayment agreements and at least two Unlawful Detainers are in process. Continual follow up is required by property manager WINN Residential, as they are waiting for California Rent Relief Program funds to be paid on behalf of the delinquent rent households. Overall, year to date unpaid rents continue to decrease. A new resident manager has been hired, and Winn Residential is seeking a maintenance person. The property continues operations per budget. Please find WINN Residential Owner's Report following.

Walker Commons December 2022

Hello December

Separate *Variance Report* explaining budget differences and expenditures.

Updates:

Walker Commons currently has no vacancies. No move in's and no move outs during the month of December.

100% of December rent was collected.

To date in January, 2 rent payments are outstanding – PM following up to collect.

Estimates are in process w/ Bay Alarm to install an automatic lock / unlock system for the community room and laundry room. This will eliminate the need for staff to unlock / lock on the weekends.

One estimate is on hand to repair/replace exterior outside pillars that are showing signs of dry rot. Staff is seeking comparative bids.

Gutter and fascia repair/replacement have been placed on hold until the realignment and larger scale upgrades take place in 2023.

One fridge and one range were ordered at year end to have on hand, as appliance replacements are needed.

The holiday potluck for all residents on December 19th, turned out great!



Walker Commons 550
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 41,883.00	\$ 37,873.00	\$ 4,010.00	\$ 505,822.00	\$ 454,476.00	\$ 51,346.00
Vacancies	0.00	(378.75)	378.75	(6,675.00)	(4,545.00)	(2,130.00)
Rent Adjustments	0.00	(44.16)	44.16	(156.16)	(530.00)	373.84
Manager's Unit	(708.00)	(708.00)	0.00	(8,464.00)	(8,496.00)	32.00
Total Tenant Rent	\$ 41,175.00	\$ 36,742.09	\$ 4,432.91	\$ 490,526.84	\$ 440,905.00	\$ 49,621.84
Other Project Income:						
Laundry Income	\$ 293.32	\$ 173.84	\$ 119.48	\$ 3,685.64	\$ 2,086.00	\$ 1,599.64
Interest Income	15.63	6.09	9.54	122.32	73.00	49.32
Restricted Reserve Interest Incom	26.46	0.00	26.46	274.43	0.00	274.43
Late Charges	44.00	0.00	44.00	173.00	0.00	173.00
Other Tenant Income	\$ (799.00)	\$ 123.75	\$ (922.75)	\$ 1,233.50	\$ 1,485.00	\$ (251.50)
Other Project Income	\$ (419.59)	\$ 303.68	\$ (723.27)	\$ 5,488.89	\$ 3,644.00	\$ 1,844.89
Total Project Income	\$ 40,755.41	\$ 37,045.77	\$ 3,709.64	\$ 496,015.73	\$ 444,549.00	\$ 51,466.73
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 13,886.09	\$ 12,690.93	\$ 1,195.16	\$ 129,621.31	\$ 152,291.00	\$ (22,669.69)
Utilities (From Pg 2)	2,954.85	3,258.66	(303.81)	38,529.64	39,104.00	(574.36)
Administrative (From Pg 2)	7,461.80	6,769.91	691.89	75,836.00	81,239.00	(5,403.00)
Taxes & Insurance (From Pg 2)	1,375.00	1,385.59	(10.59)	16,623.92	16,627.00	(3.08)
Other Taxes & Insurance (Fr Page	1,242.32	3,373.98	(2,131.66)	25,762.28	40,488.00	(14,725.72)
Other Project Expenses	2,847.03	919.00	1,928.03	10,982.57	11,028.00	(45.43)
Total O&M Expenses	\$ 29,767.09	\$ 28,398.07	\$ 1,369.02	\$ 297,355.72	\$ 340,777.00	\$ (43,421.28)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 15,000.00	\$ 15,000.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 7,500.00	\$ 7,500.00	\$ 0.00
Transfer - Reserves	933.34	933.34	0.00	11,200.08	11,200.00	.08
Total Mortgage & Owner's Exp.	\$ 2,808.34	\$ 2,808.34	\$ 0.00	\$ 33,700.08	\$ 33,700.00	\$.08
Total Project Expenses	\$ 32,575.43	\$ 31,206.41	\$ 1,369.02	\$ 331,055.80	\$ 374,477.00	\$ (43,421.20)
Net Profit (Loss)	\$ 8,179.98	\$ 5,839.36	\$ 2,340.62	\$ 164,959.93	\$ 70,072.00	\$ 94,887.93
Other Cash Flow Items:						
Reserve Transfers	\$ (26.46)	\$ 0.00	\$ (26.46)	\$ (274.43)	\$ 0.00	\$ (274.43)
T & I Transfers	18,798.84	0.00	18,798.84	24,969.81	0.00	24,969.81
Operating - MMKT- FFB*	(10.47)	0.00	(10.47)	(70,101.21)	0.00	(70,101.21)

Walker Commons 550
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Security Deposits Held	\$ 0.00	\$ 0.00	\$ 0.00	\$ (800.00)	\$ 0.00	\$ (800.00)
Authorized Reserve - Other	0.00	(3,083.34)	3,083.34	0.00	(37,000.00)	37,000.00
Tenant Receivables	220.00	0.00	220.00	(237.00)	0.00	(237.00)
Other Receivables	(17,844.00)	0.00	(17,844.00)	(21,191.00)	0.00	(21,191.00)
Accounts Payable - Trade	6,022.90	0.00	6,022.90	(13,273.63)	0.00	(13,273.63)
Accounts Payable Other	(3.00)	0.00	(3.00)	394.00	0.00	394.00
Accrued Interest - City of Chico	1,250.00	0.00	1,250.00	0.00	0.00	0.00
Accrued Partnership Fees	625.00	0.00	625.00	0.00	0.00	0.00
Partner's Equity	0.00	0.00	0.00	(68,127.00)	0.00	(68,127.00)
Total Other Cash Flow Items	<u>\$ 9,032.81</u>	<u>\$ (3,083.34)</u>	<u>\$ 12,116.15</u>	<u>\$ (148,640.46)</u>	<u>\$ (37,000.00)</u>	<u>\$ (111,640.46)</u>
Net Operating Cash Change	<u>\$ 17,212.79</u>	<u>\$ 2,756.02</u>	<u>\$ 14,456.77</u>	<u>\$ 16,319.47</u>	<u>\$ 33,072.00</u>	<u>\$ (16,752.53)</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 56,066.77	\$ 72,386.24	\$ 16,319.47
Operating - MMKT- FFB*	185,043.59	255,144.80	70,101.21
Tax & Insurance - FFB	37,959.45	12,989.64	(24,969.81)
Security Deposit - FFB	20,950.00	20,950.00	0.00
Reserve Acct - FFB	89,445.13	100,746.74	11,301.61
Reserve Acct MMKT-FFB*	345,985.70	346,158.60	172.90
Payables & Receivables:			
Accounts Payable - Trade	16,622.60	3,348.97	(13,273.63)
Rents Receivable - Current Tenants	(33.00)	177.00	210.00
Other Tenant Charges Receivable	54.00	81.00	27.00

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
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Maintenance & Operating Expenses:

Maintenance Payroll	\$ 4,167.50	\$ 3,498.09	\$ 669.41	\$ 33,169.31	\$ 41,977.00	\$ (8,807.69)
Janitorial/Cleaning Supplies	0.00	110.59	(110.59)	569.52	1,327.00	(757.48)
Plumbing Repairs	0.00	125.00	(125.00)	1,379.60	1,500.00	(120.40)
Painting & Decorating	0.00	166.66	(166.66)	1,107.28	2,000.00	(892.72)
Repairs & Maintenance - Supply	1,610.25	936.91	673.34	10,656.76	11,243.00	(586.24)
Repairs & Maintenance - Contract	93.74	1,250.00	(1,156.26)	10,478.48	15,000.00	(4,521.52)
Grounds Maintenance	3,660.00	1,708.34	1,951.66	23,868.35	20,500.00	3,368.35
Pest Control Service	249.00	333.34	(84.34)	3,964.00	4,000.00	(36.00)
Fire/Alarm Services	0.00	208.34	(208.34)	2,673.21	2,500.00	173.21
Capital Improvements - Other	0.00	2,078.00	(2,078.00)	26,907.51	24,936.00	1,971.51
Capital Improvements - Flooring	2,773.00	833.34	1,939.66	9,579.35	10,000.00	(420.65)
Capital Improvements - Appliance	1,267.70	229.16	1,038.54	1,646.76	2,750.00	(1,103.24)

Walker Commons 550
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Capital Improvements - HVAC Repl	\$ 0.00	\$ 604.84	\$ (604.84)	\$ 960.46	\$ 7,258.00	\$ (6,297.54)
Carpet Cleaning	0.00	41.66	(41.66)	784.00	500.00	284.00
HVAC Repairs	0.00	200.00	(200.00)	654.00	2,400.00	(1,746.00)
Cable Service	64.90	66.66	(1.76)	861.55	800.00	61.55
Tenant Services	0.00	300.00	(300.00)	361.17	3,600.00	(3,238.83)
Total Maint. & Operating Exp.	\$ 13,886.09	\$ 12,690.93	\$ 1,195.16	\$ 129,621.31	\$ 152,291.00	\$ (22,669.69)
Utilities:						
Electricity	\$ 471.32	\$ 526.25	\$ (54.93)	\$ 7,466.13	\$ 6,315.00	\$ 1,151.13
Water	562.60	878.41	(315.81)	9,016.20	10,541.00	(1,524.80)
Sewer	1,286.88	1,312.59	(25.71)	15,442.68	15,751.00	(308.32)
Heating Fuel/Other	499.05	144.00	355.05	2,128.23	1,728.00	400.23
Garbage & Trash Removal	135.00	397.41	(262.41)	4,476.40	4,769.00	(292.60)
Total Utilities	\$ 2,954.85	\$ 3,258.66	\$ (303.81)	\$ 38,529.64	\$ 39,104.00	\$ (574.36)
Administrative:						
Manager's Salary	\$ 4,316.80	\$ 3,274.91	\$ 1,041.89	\$ 37,320.00	\$ 39,299.00	\$ (1,979.00)
Management Fees	2,520.00	2,520.00	0.00	30,240.00	30,240.00	0.00
Bad Debt Expense	0.00	208.34	(208.34)	68.00	2,500.00	(2,432.00)
Auditing	625.00	625.00	0.00	7,500.00	7,500.00	0.00
Legal	0.00	125.00	(125.00)	708.00	1,500.00	(792.00)
Other Administrative Expenses	0.00	16.66	(16.66)	0.00	200.00	(200.00)
Total Administrative Expense	\$ 7,461.80	\$ 6,769.91	\$ 691.89	\$ 75,836.00	\$ 81,239.00	\$ (5,403.00)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 10.59	\$ (10.59)	\$ 0.00	\$ 127.00	\$ (127.00)
Special Assessments	0.00	0.00	0.00	123.92	0.00	123.92
Property Insurance	1,375.00	1,375.00	0.00	16,500.00	16,500.00	0.00
Total Taxes & Insurance Expense	\$ 1,375.00	\$ 1,385.59	\$ (10.59)	\$ 16,623.92	\$ 16,627.00	\$ (3.08)
Other Taxes & Insurance:						
Payroll Taxes	\$ 843.31	\$ 597.50	\$ 245.81	\$ 6,270.07	\$ 7,170.00	\$ (899.93)
Other Taxes, Fees & Permits	33.38	295.91	(262.53)	1,665.04	3,551.00	(1,885.96)
Bond Premiums	0.00	56.91	(56.91)	271.00	683.00	(412.00)
Worker's Compensation Insurance	323.93	672.91	(348.98)	2,671.44	8,075.00	(5,403.56)
Personnel Medical Insurance	41.70	1,750.75	(1,709.05)	14,884.73	21,009.00	(6,124.27)
Total Other Taxes & Insurance	\$ 1,242.32	\$ 3,373.98	\$ (2,131.66)	\$ 25,762.28	\$ 40,488.00	\$ (14,725.72)
Other Project Expenses						
Telephone & Answering Service	\$ 238.72	\$ 219.50	\$ 19.22	\$ 2,862.01	\$ 2,634.00	\$ 228.01
Internet Service	71.95	70.00	1.95	933.35	840.00	93.35
Advertising	0.00	16.66	(16.66)	0.00	200.00	(200.00)
Water/Coffee Service	0.00	2.09	(2.09)	9.46	25.00	(15.54)

Walker Commons 550
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Office Supplies & Expense	\$ 2,494.56	\$ 315.50	\$ 2,179.06	\$ 4,787.47	\$ 3,786.00	\$ 1,001.47
Postage	41.80	68.25	(26.45)	958.52	819.00	139.52
Toner/Copier Expense	0.00	110.34	(110.34)	806.51	1,324.00	(517.49)
Travel & Promotion	0.00	33.34	(33.34)	28.00	400.00	(372.00)
Training Expense	0.00	41.66	(41.66)	472.72	500.00	(27.28)
Credit Checking	0.00	41.66	(41.66)	124.53	500.00	(375.47)
Total Other Project Expenses	<u>\$ 2,847.03</u>	<u>\$ 919.00</u>	<u>\$ 1,928.03</u>	<u>\$ 10,982.57</u>	<u>\$ 11,028.00</u>	<u>\$ (45.43)</u>
Lease Up Expenses						
Total Lease Up Expenses	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 15,000.00	\$ 15,000.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 7,500.00	\$ 7,500.00	\$ 0.00
Transfer - Reserves	933.34	933.34	0.00	11,200.08	11,200.00	.08
Total Mortgage & Owner's Exp.	<u>\$ 2,808.34</u>	<u>\$ 2,808.34</u>	<u>\$ 0.00</u>	<u>\$ 33,700.08</u>	<u>\$ 33,700.00</u>	<u>\$.08</u>
Total Expenses	<u><u>\$ 32,575.43</u></u>	<u><u>\$ 31,206.41</u></u>	<u><u>\$ 1,369.02</u></u>	<u><u>\$ 331,055.80</u></u>	<u><u>\$ 374,477.00</u></u>	<u><u>\$ (43,421.20)</u></u>
Authorized Reserve - Other	<u>\$ 0.00</u>	<u>\$ 3,083.34</u>	<u>\$ (3,083.34)</u>	<u>\$ 0.00</u>	<u>\$ 37,000.00</u>	<u>\$ (37,000.00)</u>
	\$ 0.00	\$ 3,083.34	\$ (3,083.34)	\$ 0.00	\$ 37,000.00	\$ (37,000.00)

Chico Commons Apartments December 2022

Separate *Variance Report* explaining budget differences and expenditures.

Updates:

Chico Commons currently has 4 vacancies. Two move-ins and one move-out during the month of December.

Vacancies:

- **Unit #10** – Market ready with approved applicant moving in 01/09/23.
- **Unit #18** – Market ready. Applicant close to an approval.
- **Unit #16** – Eviction/Nonpayment. Heavy turn. Working on Applicants.
- **Unit #5** – New move out. Locked out 01/04 for nonpayment. Working on applicants.

Upcoming Vacancies:

- **Unit #29** 30 day notice to vacate. Working on applicants.

There are 11 December rent payments pending, which includes those listed below.

- **Unit #8; Balance \$4,229** Sent to legal.
- **Unit #12; Balance \$2,747** has a payment plan.
- **Unit #14; Balance \$4,545.99** has a payment plan.
- **Unit #30; Balance \$1,228** has a payment plan.
- **Unit #49; Balance \$2,799** 3/30 day served.
- **Unit #53; Balance \$1,281.61** working on a payment plan.
- **Unit #63; Balance \$3,505** – Sent to legal.
- **Unit #70; Balance \$3,627** 3/30 day notice served.

Staff is still searching for vendors to bid the second floor patio upgrades. Communications with Cody Hoiser have been unsuccessful.

The tree trimming and gutter cleaning has been completed.

Replacement of the trash enclosure near the office will be complete by the end of January TH cost was posted in 2022.

The enclosure completed last month is pending painting of the metal doors. This will be completed as weather permits.



Chico Commons 549
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 69,731.00	\$ 61,820.00	\$ 7,911.00	\$ 807,666.00	\$ 741,840.00	\$ 65,826.00
Vacancies	(4,484.00)	(2,472.84)	(2,011.16)	(38,738.00)	(29,674.00)	(9,064.00)
Rent Adjustments	(843.00)	(245.84)	(597.16)	167.76	(2,950.00)	3,117.76
Manager's Unit	(796.00)	(796.00)	0.00	(9,552.00)	(9,552.00)	0.00
Total Tenant Rent	\$ 63,608.00	\$ 58,305.32	\$ 5,302.68	\$ 759,543.76	\$ 699,664.00	\$ 59,879.76
Other Project Income:						
Laundry Income	\$ 0.00	\$ 677.84	\$ (677.84)	\$ 8,141.17	\$ 8,134.00	\$ 7.17
Interest Income	10.68	4.75	5.93	83.52	57.00	26.52
Restricted Reserve Interest Incom	20.32	0.00	20.32	202.45	0.00	202.45
Late Charges	343.00	0.00	343.00	3,587.00	0.00	3,587.00
Other Tenant Income	\$ (450.00)	\$ 349.59	\$ (799.59)	\$ 7,130.29	\$ 4,195.00	\$ 2,935.29
Miscellaneous Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,948.57	\$ 0.00	\$ 5,948.57
Other Project Income	\$ (76.00)	\$ 1,032.18	\$ (1,108.18)	\$ 25,093.00	\$ 12,386.00	\$ 12,707.00
Total Project Income	\$ 63,532.00	\$ 59,337.50	\$ 4,194.50	\$ 784,636.76	\$ 712,050.00	\$ 72,586.76
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 87,341.37	\$ 21,872.61	\$ 65,468.76	\$ 316,893.60	\$ 262,471.00	\$ 54,422.60
Utilities (From Pg 2)	7,991.60	8,644.02	(652.42)	99,577.62	103,728.00	(4,150.38)
Administrative (From Pg 2)	32,607.09	8,925.27	23,681.82	136,889.87	107,103.00	29,786.87
Taxes & Insurance (From Pg 2)	2,333.33	2,443.59	(110.26)	29,112.18	29,323.00	(210.82)
Other Taxes & Insurance (Fr Page	1,425.24	2,715.50	(1,290.26)	14,343.20	32,586.00	(18,242.80)
Other Project Expenses	3,371.25	1,588.34	1,782.91	14,866.92	19,060.00	(4,193.08)
Total O&M Expenses	\$ 135,069.88	\$ 46,189.33	\$ 88,880.55	\$ 611,683.39	\$ 554,271.00	\$ 57,412.39
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.16	\$.01	\$ 31,250.04	\$ 31,250.00	\$.04
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 12,960.00	\$ 12,960.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	30,000.00	30,000.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.16	\$.01	\$ 74,210.04	\$ 74,210.00	\$.04
Total Project Expenses	\$ 141,254.05	\$ 52,373.49	\$ 88,880.56	\$ 685,893.43	\$ 628,481.00	\$ 57,412.43
Net Profit (Loss)	\$ (77,722.05)	\$ 6,964.01	\$ (84,686.06)	\$ 98,743.33	\$ 83,569.00	\$ 15,174.33

Other Cash Flow Items:

Chico Commons 549
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Reserve Transfers	\$ (20.32)	\$ 0.00	\$ (20.32)	\$ (202.45)	\$ 0.00	\$ (202.45)
T & I Transfers	18,451.24	0.00	18,451.24	87.46	0.00	87.46
Operating - MMKT- FFB*	(8.92)	0.00	(8.92)	(100,075.78)	0.00	(100,075.78)
Security Deposit - FFB	0.00	0.00	0.00	(1,000.00)	0.00	(1,000.00)
Security Deposits Held	0.00	0.00	0.00	(590.00)	0.00	(590.00)
Authorized Reserve - Other	0.00	(9,801.66)	9,801.66	0.00	(117,620.00)	117,620.00
Tenant Receivables	23,462.20	0.00	23,462.20	5,801.44	0.00	5,801.44
Other Receivables	(28,264.67)	0.00	(28,264.67)	(3,664.02)	0.00	(3,664.02)
Accounts Payable - Trade	29,169.09	0.00	29,169.09	(14,772.19)	0.00	(14,772.19)
Accrued Interest - City of Chico	2,604.17	0.00	2,604.17	.04	0.00	.04
Partner's Equity	0.00	0.00	0.00	(44,487.01)	0.00	(44,487.01)
Total Other Cash Flow Items	<u>\$ 45,392.79</u>	<u>\$ (9,801.66)</u>	<u>\$ 55,194.45</u>	<u>\$ (158,902.51)</u>	<u>\$ (117,620.00)</u>	<u>\$ (41,282.51)</u>
Net Operating Cash Change	<u><u>\$ (32,329.26)</u></u>	<u><u>\$ (2,837.65)</u></u>	<u><u>\$ (29,491.61)</u></u>	<u><u>\$ (60,159.18)</u></u>	<u><u>\$ (34,051.00)</u></u>	<u><u>\$ (26,108.18)</u></u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 61,916.16	\$ 1,756.98	\$ (60,159.18)
Operating - MMKT- FFB*	117,215.39	217,291.17	100,075.78
Tax & Insurance-FFB	2,840.05	2,752.59	(87.46)
Security Deposit - FFB	43,775.00	44,775.00	1,000.00
Reserve Acct-FFB	71,774.45	101,881.07	30,106.62
Reserve Acct - MMKT - FFB*	200,021.06	200,116.89	95.83
Payables & Receivables:			
Accounts Payable - Trade	40,076.71	25,304.52	(14,772.19)
Rents Receivable - Current Tenants	17,872.90	20,366.39	2,493.49
Allowance for Doubtful Accounts	(5,053.99)	(14,834.60)	(9,780.61)
Other Tenant Charges Receivable	479.00	1,964.68	1,485.68

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 5,368.50	\$ 4,898.34	\$ 470.16	\$ 40,707.36	\$ 58,780.00	\$ (18,072.64)
Janitorial/Cleaning Supplies	0.00	137.34	(137.34)	402.96	1,648.00	(1,245.04)
Plumbing Repairs	140.00	468.16	(328.16)	3,409.80	5,618.00	(2,208.20)
Painting & Decorating	0.00	508.16	(508.16)	5,001.62	6,098.00	(1,096.38)
Repairs & Maintenance - Supply	2,633.22	2,503.25	129.97	32,498.70	30,039.00	2,459.70
Repairs & Maintenance - Contract	3,639.02	1,570.59	2,068.43	49,643.20	18,847.00	30,796.20
Grounds Maintenance	1,725.00	1,552.25	172.75	22,700.00	18,627.00	4,073.00

Chico Commons 549
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Pest Control Service	\$ 525.00	\$ 695.09	\$ (170.09)	\$ 6,505.00	\$ 8,341.00	\$ (1,836.00)
Fire/Alarm Services	308.37	579.34	(270.97)	4,347.95	6,952.00	(2,604.05)
Capital Improvements - Other	71,211.64	5,588.59	65,623.05	95,634.18	67,063.00	28,571.18
Capital Improvements - Flooring	0.00	1,650.00	(1,650.00)	28,302.19	19,800.00	8,502.19
Capital Improvements - Appliance	691.82	937.50	(245.68)	11,833.94	11,250.00	583.94
Capital Improvements - HVAC Repl	0.00	0.00	0.00	9,700.00	0.00	9,700.00
Carpet Cleaning	0.00	41.34	(41.34)	1,178.00	496.00	682.00
HVAC Repairs	999.00	651.09	347.91	4,380.00	7,813.00	(3,433.00)
Cable Service	99.80	49.91	49.89	648.70	599.00	49.70
Tenant Services	0.00	41.66	(41.66)	0.00	500.00	(500.00)
Total Maint. & Operating Exp.	\$ 87,341.37	\$ 21,872.61	\$ 65,468.76	\$ 316,893.60	\$ 262,471.00	\$ 54,422.60
Utilities:						
Electricity	\$ 894.34	\$ 584.59	\$ 309.75	\$ 8,285.31	\$ 7,015.00	\$ 1,270.31
Water	1,533.14	2,746.09	(1,212.95)	32,641.80	32,953.00	(311.20)
Sewer	1,654.56	1,654.59	(.03)	19,854.72	19,855.00	(.28)
Heating Fuel/Other	1,916.66	1,643.09	273.57	17,810.86	19,717.00	(1,906.14)
Garbage & Trash Removal	1,992.90	2,015.66	(22.76)	20,984.93	24,188.00	(3,203.07)
Total Utilities	\$ 7,991.60	\$ 8,644.02	\$ (652.42)	\$ 99,577.62	\$ 103,728.00	\$ (4,150.38)
Administrative:						
Manager's Salary	\$ 5,235.99	\$ 3,587.34	\$ 1,648.65	\$ 43,547.87	\$ 43,048.00	\$ 499.87
Management Fees	3,240.00	3,240.00	0.00	38,880.00	38,880.00	0.00
Bad Debt Expense	23,158.60	625.00	22,533.60	40,604.60	7,500.00	33,104.60
Auditing	625.00	625.00	0.00	7,500.00	7,500.00	0.00
Legal	347.50	833.34	(485.84)	6,357.40	10,000.00	(3,642.60)
Other Administrative Expenses	0.00	14.59	(14.59)	0.00	175.00	(175.00)
Total Administrative Expense	\$ 32,607.09	\$ 8,925.27	\$ 23,681.82	\$ 136,889.87	\$ 107,103.00	\$ 29,786.87
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 110.25	\$ (110.25)	\$ 0.00	\$ 1,323.00	\$ (1,323.00)
Special Assessments	0.00	0.00	0.00	1,112.20	0.00	1,112.20
Property Insurance	2,333.33	2,333.34	(.01)	27,999.98	28,000.00	(.02)
Total Taxes & Insurance Expense	\$ 2,333.33	\$ 2,443.59	\$ (110.26)	\$ 29,112.18	\$ 29,323.00	\$ (210.82)
Other Taxes & Insurance:						
Payroll Taxes	\$ 811.24	\$ 738.41	\$ 72.83	\$ 7,175.33	\$ 8,861.00	\$ (1,685.67)
Other Taxes, Fees & Permits	113.38	192.00	(78.62)	2,328.34	2,304.00	24.34
Bond Premiums	0.00	73.25	(73.25)	349.00	879.00	(530.00)
Worker's Compensation Insurance	438.62	835.34	(396.72)	3,618.42	10,024.00	(6,405.58)
Personnel Medical Insurance	62.00	876.50	(814.50)	872.11	10,518.00	(9,645.89)
Total Other Taxes & Insurance	\$ 1,425.24	\$ 2,715.50	\$ (1,290.26)	\$ 14,343.20	\$ 32,586.00	\$ (18,242.80)

Chico Commons 549
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Project Expenses						
Telephone & Answering Service	\$ 380.90	\$ 164.75	\$ 216.15	\$ 2,758.57	\$ 1,977.00	\$ 781.57
Internet Service	289.70	144.84	144.86	1,902.37	1,738.00	164.37
Advertising	0.00	54.16	(54.16)	0.00	650.00	(650.00)
Water/Coffee Service	0.00	0.00	0.00	24.78	0.00	24.78
Office Supplies & Expense	2,548.87	221.00	2,327.87	6,221.97	2,652.00	3,569.97
Postage	27.83	82.09	(54.26)	978.79	985.00	(6.21)
Toner/Copier Expense	72.00	188.09	(116.09)	1,502.90	2,257.00	(754.10)
Office Furniture & Equipment Expe	0.00	500.00	(500.00)	504.05	6,000.00	(5,495.95)
Travel & Promotion	0.00	70.91	(70.91)	129.80	851.00	(721.20)
Training Expense	0.00	62.50	(62.50)	472.72	750.00	(277.28)
Credit Checking	51.95	100.00	(48.05)	370.97	1,200.00	(829.03)
Total Other Project Expenses	\$ 3,371.25	\$ 1,588.34	\$ 1,782.91	\$ 14,866.92	\$ 19,060.00	\$ (4,193.08)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.16	\$.01	\$ 31,250.04	\$ 31,250.00	\$.04
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 12,960.00	\$ 12,960.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	30,000.00	30,000.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.16	\$.01	\$ 74,210.04	\$ 74,210.00	\$.04
Total Expenses	\$ <u>141,254.05</u>	\$ <u>52,373.49</u>	\$ <u>88,880.56</u>	\$ <u>685,893.43</u>	\$ <u>628,481.00</u>	\$ <u>57,412.43</u>
Authorized Reserve - Other	\$ 0.00	\$ 9,801.66	\$ (9,801.66)	\$ 0.00	\$ 117,620.00	\$ (117,620.00)
Total Authorized Reserves	\$ 0.00	\$ 9,801.66	\$ (9,801.66)	\$ 0.00	\$ 117,620.00	\$ (117,620.00)

The new mail boxes are on hand and will be installed in January. The Maintenance Tech, Randy will complete the install in house, with the assistance of another local tech.

The new directory signs have been installed at both entrances.



1200 Park Avenue Apartments December 2022

Separate *Variance Report* explaining budget differences and expenditures.

Updates:

1200 Park Avenue currently has 2 vacant.

Vacancies:

- Unit #338 – Unit is market ready. Applicant close to an approval.
- Unit #207 – eviction / resident left all belongings behind. Heavy turn. Working on applicants.

All December rent was collected.

To date in January 8 rent payments are outstanding – PM following up to collect.

The 4th quarter common area carpet cleaning for all floors was completed. The carpeting is beginning to show its age significantly. Several areas were lifting after the most recent cleaning. \$10K has been budgeted in 2023 to address a partial replacement of the first floor.

The annual fire sprinkler inspection is complete and went well.

The gutter cleaning is complete.

The school performance that took place for the residents on December 19th was very nice, residents enjoyed it!

The Salvation Army hosted a holiday dinner for all residents December 23rd – what a fantastic event. A great time was had by all!

Staff continues to host monthly bingo and birthday cake day. In addition, will continue to reach out to Passages to coordinate resident resources.

Looking forward to a positive and productive 2023!



Park Avenue 569
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 85,408.00	\$ 80,024.00	\$ 5,384.00	\$ 1,014,852.00	\$ 960,288.00	\$ 54,564.00
Vacancies	(1,160.00)	(2,000.59)	840.59	(16,292.50)	(24,007.00)	7,714.50
Rent Adjustments	(113.08)	0.00	(113.08)	880.86	0.00	880.86
Manager's Unit	(870.00)	(870.00)	0.00	(10,328.00)	(10,440.00)	112.00
Total Tenant Rent	\$ 83,264.92	\$ 77,153.41	\$ 6,111.51	\$ 989,112.36	\$ 925,841.00	\$ 63,271.36
Other Project Income:						
Laundry Income	\$ 1,500.00	\$ 819.50	\$ 680.50	\$ 8,500.00	\$ 9,834.00	\$ (1,334.00)
Interest Income	3.84	0.00	3.84	18.33	0.00	18.33
Restricted Reserve Interest Income	11.18	4.91	6.27	108.76	59.00	49.76
Late Charges	140.00	0.00	140.00	1,149.00	0.00	1,149.00
Other Tenant Income	\$ 275.00	\$ 365.43	\$ (90.43)	\$ 3,680.92	\$ 4,385.00	\$ (704.08)
Miscellaneous Income	\$ 0.00	\$ 12.50	\$ (12.50)	\$ 470.96	\$ 150.00	\$ 320.96
Other Project Income	\$ 1,930.02	\$ 1,202.34	\$ 727.68	\$ 13,927.97	\$ 14,428.00	\$ (500.03)
Total Project Income	\$ 85,194.94	\$ 78,355.75	\$ 6,839.19	\$ 1,003,040.33	\$ 940,269.00	\$ 62,771.33
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 32,659.72	\$ 16,309.41	\$ 16,350.31	\$ 241,019.01	\$ 195,713.00	\$ 45,306.01
Utilities (From Pg 2)	13,679.28	9,496.68	4,182.60	116,504.17	113,960.00	2,544.17
Administrative (From Pg 2)	19,118.81	10,671.16	8,447.65	135,265.90	128,054.00	7,211.90
Taxes & Insurance (From Pg 2)	5,618.00	5,806.25	(188.25)	67,721.90	69,675.00	(1,953.10)
Other Taxes & Insurance (Fr Page 2)	2,319.40	3,924.41	(1,605.01)	28,842.53	47,093.00	(18,250.47)
Other Project Expenses	6,483.58	1,817.16	4,666.42	27,707.70	21,806.00	5,901.70
Total O&M Expenses	\$ 79,878.79	\$ 48,025.07	\$ 31,853.72	\$ 617,061.21	\$ 576,301.00	\$ 40,760.21
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,242.49	\$ 26,300.41	\$ (57.92)	\$ 314,909.88	\$ 315,605.00	\$ (695.12)
Managing General Partner Fees	\$ 1,118.09	\$ 1,118.09	\$ 0.00	\$ 13,417.08	\$ 13,417.00	\$.08
Transfer - Reserves	2,675.00	2,675.00	0.00	32,100.00	32,100.00	0.00
Total Mortgage & Owner's Exp.	\$ 30,035.58	\$ 30,093.50	\$ (57.92)	\$ 360,426.96	\$ 361,122.00	\$ (695.04)
Total Project Expenses	\$ 109,914.37	\$ 78,118.57	\$ 31,795.80	\$ 977,488.17	\$ 937,423.00	\$ 40,065.17
Net Profit (Loss)	\$ (24,719.43)	\$ 237.18	\$ (24,956.61)	\$ 25,552.16	\$ 2,846.00	\$ 22,706.16
Other Cash Flow Items:						
Reserve Transfers	\$ (8.38)	\$ 0.00	\$ (8.38)	\$ 68.63	\$ 0.00	\$ 68.63
T & I Transfers	25,608.57	0.00	25,608.57	2,993.78	0.00	2,993.78

Park Avenue 569
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Operating - MMKT- FFB*	\$ (.41)	\$ 0.00	\$ (.41)	\$ (4.97)	\$ 0.00	\$ (4.97)
Security Deposit - FFB	0.00	0.00	0.00	(185.00)	0.00	(185.00)
Security Deposits Held	(299.53)	0.00	(299.53)	400.00	0.00	400.00
Authorized Reserve - Other	0.00	(7,447.59)	7,447.59	0.00	(89,371.00)	89,371.00
Tenant Receivables	8,132.86	0.00	8,132.86	3,226.11	0.00	3,226.11
Other Receivables	(48,609.00)	0.00	(48,609.00)	62,449.91	0.00	62,449.91
Accounts Payable - Trade	8,707.73	0.00	8,707.73	(23,872.41)	0.00	(23,872.41)
Accrued Expenses	(3,559.00)	0.00	(3,559.00)	(3,559.00)	0.00	(3,559.00)
Accrued Interest City of Chico	6,125.00	0.00	6,125.00	0.00	0.00	0.00
Accrued Local Administration Fee	416.67	0.00	416.67	.04	0.00	.04
Accrued Managing GP Fee	701.42	0.00	701.42	(26,668.96)	0.00	(26,668.96)
Accrued Interest Housing Authority	4,922.85	0.00	4,922.85	59,074.20	0.00	59,074.20
Total Other Cash Flow Items	\$ 2,138.78	\$ (7,447.59)	\$ 9,586.37	\$ 73,922.33	\$ (89,371.00)	\$ 163,293.33
Net Operating Cash Change	<u>\$ (22,580.65)</u>	<u>\$ (7,210.41)</u>	<u>\$ (15,370.24)</u>	<u>\$ 99,474.49</u>	<u>\$ (86,525.00)</u>	<u>\$ 185,999.49</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 42,654.93	\$ 142,129.42	\$ 99,474.49
Operating - MMKT- FFB*	10,148.84	10,153.81	4.97
Tax & Insurance-FFB	6,016.55	3,022.77	(2,993.78)
Security Deposit - FFB	35,879.00	36,064.00	185.00
Repl Reserves - Berkadia - IMP	325,837.42	357,868.79	32,031.37
Payables & Receivables:			
Accounts Payable - Trade	26,999.38	3,126.97	(23,872.41)
Rents Receivable - Current Tenants	5,889.40	3,518.00	(2,371.40)
Other Tenant Charges Receivable	2,499.49	1,644.78	(854.71)

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 7,612.68	\$ 6,531.91	\$ 1,080.77	\$ 62,712.25	\$ 78,383.00	\$ (15,670.75)
Janitorial/Cleaning Supplies	412.71	276.59	136.12	3,867.58	3,319.00	548.58
Plumbing Repairs	233.56	113.84	119.72	2,369.83	1,366.00	1,003.83
Painting & Decorating	0.00	138.91	(138.91)	2,014.32	1,667.00	347.32
Repairs & Maintenance - Supply	906.92	1,000.00	(93.08)	12,926.67	12,000.00	926.67
Repairs & Maintenance - Contract	4,791.38	2,040.25	2,751.13	32,326.39	24,483.00	7,843.39
Grounds Maintenance	1,650.00	1,767.25	(117.25)	26,227.63	21,207.00	5,020.63
Elevator Maintenance & Contract	0.00	714.66	(714.66)	14,375.08	8,576.00	5,799.08
Pest Control Service	454.00	1,000.00	(546.00)	2,724.00	12,000.00	(9,276.00)
Fire/Alarm Services	4,050.31	758.34	3,291.97	10,856.62	9,100.00	1,756.62

Park Avenue 569
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Security Service	\$ 1,341.00	\$ 726.00	\$ 615.00	\$ 7,965.00	\$ 8,712.00	\$ (747.00)
Capital Improvements - Other	1,603.17	0.00	1,603.17	2,394.38	0.00	2,394.38
Capital Improvements - Flooring	3,087.29	0.00	3,087.29	30,950.67	0.00	30,950.67
Capital Improvements - Appliance	0.00	0.00	0.00	4,741.06	0.00	4,741.06
Capital Improvements - HVAC Repl	2,431.72	0.00	2,431.72	12,550.36	0.00	12,550.36
Capital Improvements - Water Heat	0.00	0.00	0.00	3,328.04	0.00	3,328.04
Carpet Cleaning	3,770.00	891.66	2,878.34	6,471.00	10,700.00	(4,229.00)
HVAC Repairs	0.00	225.00	(225.00)	591.26	2,700.00	(2,108.74)
Cable Service	102.75	0.00	102.75	664.16	0.00	664.16
Tenant Services	212.23	125.00	87.23	962.71	1,500.00	(537.29)
Total Maint. & Operating Exp.	\$ 32,659.72	\$ 16,309.41	\$ 16,350.31	\$ 241,019.01	\$ 195,713.00	\$ 45,306.01
Utilities:						
Electricity	\$ 9,097.43	\$ 4,649.75	\$ 4,447.68	\$ 60,612.12	\$ 55,797.00	\$ 4,815.12
Water	529.46	1,170.59	(641.13)	12,157.32	14,047.00	(1,889.68)
Sewer	2,458.72	2,458.84	(.12)	29,506.18	29,506.00	.18
Heating Fuel/Other	572.11	223.66	348.45	3,700.73	2,684.00	1,016.73
Garbage & Trash Removal	1,021.56	993.84	27.72	10,527.82	11,926.00	(1,398.18)
Total Utilities	\$ 13,679.28	\$ 9,496.68	\$ 4,182.60	\$ 116,504.17	\$ 113,960.00	\$ 2,544.17
Administrative:						
Manager's Salary	\$ 3,490.56	\$ 4,853.75	\$ (1,363.19)	\$ 54,326.06	\$ 58,245.00	\$ (3,918.94)
Management Fees	4,815.00	4,815.00	0.00	57,780.00	57,780.00	0.00
Bad Debt Expense	9,186.50	175.00	9,011.50	12,882.50	2,100.00	10,782.50
Auditing	625.00	625.00	0.00	7,500.00	7,500.00	0.00
Legal	998.95	177.41	821.54	2,599.95	2,129.00	470.95
Other Administrative Expenses	2.80	25.00	(22.20)	177.39	300.00	(122.61)
Total Administrative Expense	\$ 19,118.81	\$ 10,671.16	\$ 8,447.65	\$ 135,265.90	\$ 128,054.00	\$ 7,211.90
Taxes & Insurance Reserve For:						
Special Assessments	\$ 0.00	\$ 26.34	\$ (26.34)	\$ 306.14	\$ 316.00	\$ (9.86)
Property Insurance	5,618.00	5,666.66	(48.66)	67,415.76	68,000.00	(584.24)
Other Insurance	0.00	113.25	(113.25)	0.00	1,359.00	(1,359.00)
Total Taxes & Insurance Expense	\$ 5,618.00	\$ 5,806.25	\$ (188.25)	\$ 67,721.90	\$ 69,675.00	\$ (1,953.10)
Other Taxes & Insurance:						
Payroll Taxes	\$ 830.86	\$ 1,029.66	\$ (198.80)	\$ 9,810.56	\$ 12,356.00	\$ (2,545.44)
Other Taxes, Fees & Permits	50.12	166.66	(116.54)	3,229.31	2,000.00	1,229.31
Bond Premiums	0.00	108.75	(108.75)	518.00	1,305.00	(787.00)
Worker's Compensation Insurance	433.66	860.25	(426.59)	4,574.11	10,323.00	(5,748.89)
Personnel Medical Insurance	1,004.76	1,759.09	(754.33)	10,710.55	21,109.00	(10,398.45)
Total Other Taxes & Insurance	\$ 2,319.40	\$ 3,924.41	\$ (1,605.01)	\$ 28,842.53	\$ 47,093.00	\$ (18,250.47)

Park Avenue 569
For the Month Ended December 31, 2022
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Project Expenses						
Telephone & Answering Service	\$ 685.88	\$ 542.34	\$ 143.54	\$ 6,929.50	\$ 6,508.00	\$ 421.50
Internet Service	253.17	297.91	(44.74)	3,385.91	3,575.00	(189.09)
Advertising	0.00	16.66	(16.66)	0.00	200.00	(200.00)
Water/Coffee Service	406.87	31.41	375.46	1,139.55	377.00	762.55
Office Supplies & Expense	3,350.98	450.84	2,900.14	7,635.58	5,410.00	2,225.58
Postage	241.33	88.84	152.49	1,147.78	1,066.00	81.78
Toner/Copier Expense	239.08	248.25	(9.17)	4,010.85	2,979.00	1,031.85
Office Furniture & Equipment Expe	1,306.27	0.00	1,306.27	2,394.80	0.00	2,394.80
Travel & Promotion	0.00	41.66	(41.66)	42.00	500.00	(458.00)
Training Expense	0.00	61.75	(61.75)	799.55	741.00	58.55
Credit Checking	0.00	29.16	(29.16)	222.18	350.00	(127.82)
Employee Meals	0.00	8.34	(8.34)	0.00	100.00	(100.00)
Total Other Project Expenses	<u>\$ 6,483.58</u>	<u>\$ 1,817.16</u>	<u>\$ 4,666.42</u>	<u>\$ 27,707.70</u>	<u>\$ 21,806.00</u>	<u>\$ 5,901.70</u>
Lease Up Expenses						
Total Lease Up Expenses	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,242.49	\$ 26,300.41	\$ (57.92)	\$ 314,909.88	\$ 315,605.00	\$ (695.12)
Managing General Partner Fees	\$ 1,118.09	\$ 1,118.09	\$ 0.00	\$ 13,417.08	\$ 13,417.00	\$.08
Transfer - Reserves	2,675.00	2,675.00	0.00	32,100.00	32,100.00	0.00
Total Mortgage & Owner's Exp.	<u>\$ 30,035.58</u>	<u>\$ 30,093.50</u>	<u>\$ (57.92)</u>	<u>\$ 360,426.96</u>	<u>\$ 361,122.00</u>	<u>\$ (695.04)</u>
Total Expenses	<u>\$ 109,914.37</u>	<u>\$ 78,118.57</u>	<u>\$ 31,795.80</u>	<u>\$ 977,488.17</u>	<u>\$ 937,423.00</u>	<u>\$ 40,065.17</u>
Authorized Reserve - Other	<u>\$ 0.00</u>	<u>\$ 7,447.59</u>	<u>\$ (7,447.59)</u>	<u>\$ 0.00</u>	<u>\$ 89,371.00</u>	<u>\$ (89,371.00)</u>
	\$ 0.00	\$ 7,447.59	\$ (7,447.59)	\$ 0.00	\$ 89,371.00	\$ (89,371.00)

Monthly Property Summary Report

75 Harvest Park Court

December 2022



**HARVEST
P A R K**

CHICO, CA.
90 UNITS
TAX CREDIT

MONTHLY PROPERTY SUMMARY REPORT

INCOME AND EXPENSE SUMMARY

• Total Operating Income Actual/Month:	\$58,962.24	-\$24,796.76	29.60%
• Total Operating Income Budget/Month:	\$83,759.00		
• Total Operating Income Actual/YTD:	\$971,095.16	-\$17,760.84	1.79%
• Total Operating Income Budget/YTD:	\$988,856.00		
• Total Operating Expenses Actual/Month:	\$103,333.23	-\$60,732.61	142.56%
• Total Operating Expenses Budget/Month:	\$42,600.62		
• Total Operating Expenses Actual/YTD:	\$555,119.75	-\$96,555.53	21.05%
• Total Operating Expenses Budget/YTD:	\$458,564.22		
• Total Net Operating Income Actual/Month:	-\$44,370.99	-\$85,529.37	207.80%
• Total Net Operating Income Budget/Month:	\$41,158.38		
• Total Net Operating Income Actual/YTD:	\$415,975.41	-\$114,316.37	21.55%
• Total Net Operating Income Budget/YTD:	\$530,291.78		

BUDGET VARIANCE REPORT

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

December Financials - Expense Variances

Month Ending 12/31/2022						
GL / Description	Actual	Budget	Variance	%	Comments:	
Year-End Reclasses, Items Moved-Up Creating Significant Variances Throughout						
6451-0000 - Water and Sewer	\$14,047.56	\$4,777.00	(\$9,270.56)	-194.07%	\$12k Accrual (Bill rec'd \$4k).	
6330-0000 - Managers Payroll	\$8,273.76	\$6,766.00	(\$1,507.76)	-22.28%	YE/Three pay periods.	
6724-0001 - Workers Comp. Payroll Admin	\$1,924.52	\$471.00	(\$1,453.52)	-308.60%	YE/Three pay periods.	
6724-0002 - Workers Compensation-Payroll Maintenance	\$1,743.00	\$427.00	(\$1,316.00)	-308.20%	YE/Three pay periods.	
6726-0002 - Health Ins. & Benefits-Payroll Maint.	\$2,294.20	\$1,302.00	(\$992.20)	-76.21%	YE/Three pay periods.	
6563-0000 - Carpet/Flooring Expense	\$15,931.10	\$0.00	(\$15,931.10)	#DIV/0!	YE Capital to Expense.	
6571-0000 - Appliance Replacement	\$12,713.89	\$0.00	(\$12,713.89)	#DIV/0!	YE Capital to Expense.	
6586-0000 - Fire and Safety Systems	\$1,310.64	\$477.60	(\$833.04)	-174.42%	Paid Oct. Bill + December.	
6326-0000 - Asset Management Fee	\$20,000.00	\$0.00	(\$20,000.00)	#DIV/0!	Butte County Mgmt. Fee.	

RESIDENT DELINQUENT RENT STATUS

(Table below sorted by "total" highest to lowest delinquency)

Name	Move-In/Out	Code Description	Total Delinquent	Delinquency Comment	Comment Date	Leasing Agent
	04/23/2018	RENT	9,037.00	DEL Comment : Resident is paying \$3,500.00 on the 15th, spoke to her 11/8/11/07/2022:AHaver	11/08/2022	AHaver
	08/01/2020	RENT	7,143.00	DEL Comment : Eviction Process started(09/27/2022:AHaver)	12/09/2022	AHaver
	12/16/2019	RENT	6,693.00	DEL Comment : Eviction Process started(09/27/2022:AHaver)	12/09/2022	AHaver
	12/12/2017	RENT	6,350.00			
	04/15/2022	RENT	5,038.00	DEL Comment : Payment plan signed \$1060.00 to be paid on the 20th of the month until caught up, this does not include rent.(10/23/2022:AHaver)	12/13/2022	AHaver
	07/17/2015	RENT	4,629.00			
	10/27/2022	RENT	1,344.00			
	10/21/2022	RENT	1,089.00			
	02/03/2018	RENT	1,062.00			
	06/10/2020	RENT	1,030.00			
	11/23/2021	RENT	1,029.00			
	01/19/2016	RENT	959.00			
	03/31/2017	RENT	958.00	DEL Comment : Tenant Received 904 for RA, expected to receive mcre aid pending interview.(11/17/2022:AHaver)	11/17/2022	AHaver
	02/17/2017	RENT	900.00			
	07/29/2022	RENT	606.00			

SUMMARY OF CAPITAL EXPENSES AND IMPROVEMENTS

2022 Capital Expenditures:

Property/SPM	Capital Project		Funding Sources				Monitoring Status			
			Replacement Reserves (0001)	Replacement Reserves GL Codes	Operating Cash (0002)	Operating Cash GL Codes	3 Bid Package Status	Project Status	Actual Cost	Variance to Budget
Harvest Park	Tree Trimming/Shaping (Rod's Landscape)	Complete	\$0	-	\$20,570	1415-0002		Complete	\$20,570.00	\$0
Derrek Hammes	Mulch Application (NorCal Landscape)	Complete	\$0	-	\$5,000	1415-0002		Complete	\$6,800.00	\$1,800
GreenPages	Computers for Community Room (3 total)	Complete	\$0	-	\$0			Complete	\$5,772.45	\$5,772
As Needed Items:	Carpet	As Needed	\$0	-	\$14,000	1440-0002	N/A			
(annual allocation)	Appliances	As Needed	\$0	-	\$6,400	1486-0000	N/A			
	Total:		\$0		\$45,970				\$33,142	\$7,572

- YTD Actual Capital Improvements Completed \$33,142
 - Added Computers for Community Room (3 Total) – Completed
- YTD Budgeted Capital Improvements Budgeted \$45,970
(Computers not budgeted originally)

GENERAL PROPERTY ISSUES and HIGHLIGHTS

We ended the month with (2) vacant units; (0) Units On-Notice. 99% leased & 98% occupied. One unit scheduled to MI 01/18/23. The other in process of reviewing applications.

Harvest Park (Chico Harvest Park, L.P., a Californ Budget Comparison December 31, 2022

	Month Ending 12/31/2022				Year to Date 12/31/2022				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
INCOME									
RENTAL INCOME									
5120-0000 - Rental Income	67,431.00	57,070.00	10,361.00	18.15	670,073.58	675,330.00	(5,256.42)	(0.77)	675,330.00
5150-0000 - Rental Assistance	16,922.00	21,732.00	(4,810.00)	(22.13)	270,708.42	260,784.00	9,924.42	3.80	260,784.00
5221-0000 - Gain/(Loss) to Lease	2,647.00	6,900.00	(4,253.00)	(61.63)	65,037.00	74,040.00	(9,003.00)	(12.15)	74,040.00
TOTAL RENTAL INCOME	87,000.00	85,702.00	1,298.00	1.51	1,005,819.00	1,010,154.00	(4,335.00)	(0.42)	1,010,154.00
					0	0			
MISC. INCOME									
5330-0000 - Tenant Services	50.00	0.00	50.00	100.00	250.00	75.00	175.00	233.33	75.00
5332-0000 - Application Fees	0.00	0.00	0.00	0.00	245.00	595.00	(350.00)	(58.82)	595.00
5385-0000 - Late/Term Fees	650.00	100.00	550.00	550.00	6,000.00	600.00	5,400.00	900.00	600.00
5390-0002 - Damages	775.65	425.00	350.65	82.50	3,954.10	5,100.00	(1,145.90)	(22.46)	5,100.00
5341-0000 - Cable Revenue	1,166.83	0.00	1,166.83	100.00	4,726.50	4,600.00	126.50	2.75	4,600.00
5341-0001 - Contra Cable Revenue	(291.71)	0.00	(291.71)	(100.00)	(578.46)	(1,152.00)	573.54	49.78	(1,152.00)
TOTAL MISC. INCOME	2,350.77	525.00	1,825.77	347.76	14,597.14	9,818.00	4,779.14	48.67	9,818.00
OTHER INCOME									
5493-0000 - Int on Replacement Reserve	32.51	2.00	30.51	1,525.50	32.51	24.00	8.51	35.45	24.00
TOTAL OTHER INCOME	32.51	2.00	30.51	1,525.50	32.51	24.00	8.51	35.45	24.00
VACANCY LOSS/RENTAL LOSS/BAD DEBT									
5218-0000 - Free Rent-Marketing Concession	(50.00)	(100.00)	50.00	50.00	(850.00)	(1,200.00)	350.00	29.16	(1,200.00)
5220-0000 - Vacancies Apartment	(4,057.00)	(850.00)	(3,207.00)	(377.29)	(9,685.58)	(10,200.00)	514.42	5.04	(10,200.00)
6370-0000 - Bad Debt	(7,260.00)	(417.00)	(6,843.00)	(1,641.00)	(8,105.00)	(5,004.00)	(3,101.00)	(61.97)	(5,004.00)
)				
6370-0001 - Bad Debt Local Housing Authority	(3,207.00)	0.00	(3,207.00)	(100.00)	(3,490.87)	0.00	(3,490.87)	(100.00)	0.00
6370-0004 - Bad Debt-Miscellaneous	(2,439.45)	0.00	(2,439.45)	(100.00)	(3,568.45)	(1,500.00)	(2,068.45)	(137.89)	(1,500.00)
6370-1019 - Bad Debt - Covid 19	(12,291.59)	0.00	(12,291.59)	(100.00)	(12,291.59)	0.00	(12,291.59)	(100.00)	0.00
6330-0002 - Office Manager Rent Free Unit	0.00	(1,103.00)	1,103.00	100.00	0.00	(13,236.00)	13,236.00	100.00	(13,236.00)
6539-0002 - Maintenance Staff Rent Free Unit	(1,116.00)	0.00	(1,116.00)	(100.00)	(11,362.00)	0.00	(11,362.00)	(100.00)	0.00
TOTAL VACANCY	(30,421.04)	(2,470.00)	(27,951.04)	(1,131.62)	(49,353.49)	(31,140.00)	(18,213.49)	(58.48)	(31,140.00)
)				
TOTAL INCOME	58,962.24	83,759.00	(24,796.76)	(29.60)	971,095.16	988,856.00	(17,760.84)	(1.79)	988,856.00
EXPENSES									
MANAGEMENT FEES									
6320-0000 - Management Fees	3,640.95	4,167.00	526.05	12.62	48,133.65	49,011.00	877.35	1.79	49,011.00
TOTAL MANAGEMENT FEES	3,640.95	4,167.00	526.05	12.62	48,133.65	49,011.00	877.35	1.79	49,011.00

Harvest Park (Chico Harvest Park, L.P., a Californ Budget Comparison December 31, 2022

	Month Ending 12/31/2022				Year to Date 12/31/2022				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
REAL ESTATE TAXES									
6710-0000 - Taxes Real Estate	26.81	14.00	(12.81)	(91.50)	160.88	168.00	7.12	4.23	168.00
6712-0000 - Taxes Other	0.00	0.00	0.00	0.00	389.00	385.00	(4.00)	(1.03)	385.00
TOTAL REAL ESTATE TAXES	26.81	14.00	(12.81)	(91.50)	549.88	553.00	3.12	0.56	553.00
INSURANCE									
6720-0000 - Insurance Property	2,890.90	2,814.17	(76.73)	(2.72)	33,693.13	33,002.52	(690.61)	(2.09)	33,002.52
6720-0002 - Franchise Tax - Calif Pnps	0.00	0.00	0.00	0.00	800.00	800.00	0.00	0.00	800.00
TOTAL INSURANCE	2,890.90	2,814.17	(76.73)	(2.72)	34,493.13	33,802.52	(690.61)	(2.04)	33,802.52
UTILITIES EXPENSES									
6430-0000 - Electricity Vacant	122.24	25.00	(97.24)	(388.96)	1,353.62	300.00	(1,053.62)	(351.20)	300.00
6430-0001 - Employee Unit Utility	146.10	0.00	(146.10)	(100.00)	860.58	0.00	(860.58)	(100.00)	0.00
6440-0000 - Gas/Oil Heat Vacant	101.32	12.50	(88.82)	(710.56)	275.08	150.00	(125.08)	(83.38)	150.00
6450-0000 - Electricity	1,173.87	1,200.98	27.11	2.25	11,531.94	14,411.76	2,879.82	19.98	14,411.76
6451-0000 - Water and Sewer	14,047.56	4,777.00	(9,270.56)	(194.06)	66,365.80	57,324.00	(9,041.80)	(15.77)	57,324.00
6452-0000 - Natural Gas Heat	541.73	300.00	(241.73)	(80.57)	2,162.01	2,240.00	77.99	3.48	2,240.00
6470-0000 - Rubbish Removal	1,422.68	1,008.90	(413.78)	(41.01)	13,470.68	12,106.80	(1,363.88)	(11.26)	12,106.80
6470-0001 - Rubbish Removal - Bulk	0.00	65.39	65.39	100.00	525.68	784.68	259.00	33.00	784.68
6454-0000 - Utility Processing	126.16	75.00	(51.16)	(68.21)	975.32	1,200.00	224.68	18.72	1,200.00
TOTAL UTILITY EXPENSES	17,681.66	7,464.77	(10,216.89)	(136.86)	97,520.71	88,517.24	(9,003.47)	(10.17)	88,517.24
PAYROLL									
6310-0000 - Office Payroll	165.74	210.00	44.26	21.07	4,535.42	1,420.00	(3,115.42)	(219.39)	1,420.00
6317-0000 - Temporary Services	0.00	0.00	0.00	0.00	11,128.58	0.00	(11,128.58)	(100.00)	0.00
6330-0000 - Managers Payroll	8,273.76	6,766.00	(1,507.76)	(22.28)	55,211.90	60,742.00	5,530.10	9.10	60,742.00
6539-0000 - Maintenance Payroll General	6,703.49	6,141.00	(562.49)	(9.15)	59,099.22	50,697.00	(8,402.22)	(16.57)	50,697.00
6714-0001 - Taxes-Payroll Administrative	678.08	517.00	(161.08)	(31.15)	5,165.11	5,213.00	47.89	0.91	5,213.00
6714-0002 - Taxes-Payroll Maintenance	506.99	470.00	(36.99)	(7.87)	4,621.33	4,331.00	(290.33)	(6.70)	4,331.00
6724-0001 - Workers Comp. - Payroll Admin	1,924.52	471.00	(1,453.52)	(308.60)	2,262.56	4,219.00	1,956.44	46.37	4,219.00
6724-0002 - Workers Compensation-Payroll Maintenance	1,743.00	427.00	(1,316.00)	(308.19)	2,048.71	3,523.00	1,474.29	41.84	3,523.00
6726-0001 - Health Ins. & Benefits-Payroll Admin	673.81	1,597.00	923.19	57.80	5,831.89	17,888.00	12,056.11	67.39	17,888.00
6726-0002 - Health Ins. & Benefits-Payroll Maint.	2,294.20	1,302.00	(992.20)	(76.20)	21,352.78	14,398.00	(6,954.78)	(48.30)	14,398.00
TOTAL PAYROLL	22,963.59	17,901.00	(5,062.59)	(28.28)	171,257.50	162,431.00	(8,826.50)	(5.43)	162,431.00
OPERATING & MAINTENANCE EXPENSE									
6462-0000 - Exterminating Contract	700.00	433.00	(267.00)	(61.66)	8,400.00	6,798.00	(1,602.00)	(23.56)	6,798.00
6490-0019 - Property Expense Covid19 Coronavirus	0.00	0.00	0.00	0.00	25.33	0.00	(25.33)	(100.00)	0.00
6511-0000 - Security Contract and Repairs	288.90	105.00	(183.90)	(175.14)	915.70	1,260.00	344.30	27.32	1,260.00
6521-0000 - Grounds Supplies	50.00	75.00	25.00	33.33	11,580.00	2,920.00	(8,660.00)	(296.57)	2,920.00

Harvest Park (Chico Harvest Park, L.P., a Californ Budget Comparison December 31, 2022

	Month Ending 12/31/2022				Year to Date 12/31/2022				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
6522-0000 - Grounds Contract	2,150.00	1,955.00	(195.00)	(9.97)	25,800.00	23,460.00	(2,340.00)	(9.97)	23,460.00
6541-0000 - Maintenance Supplies	1,468.67	833.33	(635.34)	(76.24)	16,791.93	9,999.96	(6,791.97)	(67.91)	9,999.96
6545-0000 - Repairs Contract General	416.88	400.00	(16.88)	(4.22)	5,332.90	7,310.00	1,977.10	27.04	7,310.00
6546-0000 - Repairs Contract Electric	0.00	0.00	0.00	0.00	939.72	800.00	(139.72)	(17.46)	800.00
6547-0000 - Repairs - Contract - HVAC	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00	1,500.00
6548-0000 - Repairs - Contract - Plumbing	981.00	208.00	(773.00)	(371.63)	8,790.83	2,776.00	(6,014.83)	(216.67)	2,776.00
6552-0000 - Uniforms	254.18	0.00	(254.18)	(100.00)	254.18	500.00	245.82	49.16	500.00
6563-0000 - Carpet/Flooring Expense	15,931.10	0.00	(15,931.10)	(100.00)	15,931.10	0.00	(15,931.10)	(100.00)	0.00
6571-0000 - Appliance Replacement	12,713.89	0.00	(12,713.89)	(100.00)	12,713.89	0.00	(12,713.89)	(100.00)	0.00
6581-0000 - Appliance Repair	694.87	210.00	(484.87)	(230.89)	2,970.10	2,520.00	(450.10)	(17.86)	2,520.00
6582-0000 - Lock and Key Expense	0.00	0.00	0.00	0.00	1,166.86	100.00	(1,066.86)	(1,066.86)	100.00
6583-0000 - Window Expense	0.00	0.00	0.00	0.00	315.31	0.00	(315.31)	(100.00)	0.00
6586-0000 - Fire and Safety Systems	1,310.64	477.60	(833.04)	(174.42)	8,478.85	3,530.40	(4,948.45)	(140.16)	3,530.40
6991-0000 - Pool Supplies	17.94	35.00	17.06	48.74	2,215.83	1,260.00	(955.83)	(75.85)	1,260.00
6992-0000 - Pool Contract	331.23	275.00	(56.23)	(20.44)	3,668.64	3,300.00	(368.64)	(11.17)	3,300.00
TOTAL OPERATING & MAINT. EXPS.	37,309.30	5,006.93	(32,302.37)	(645.15)	126,291.17	68,034.36	(58,256.81)	(85.62)	68,034.36
TURNOVER COSTS									
6531-0000 - Cleaning Supplies	0.00	0.00	0.00	0.00	787.26	750.00	(37.26)	(4.96)	750.00
6532-0000 - Cleaning Contract	0.00	218.75	218.75	100.00	3,849.00	2,625.00	(1,224.00)	(46.62)	2,625.00
6561-0000 - Decorator Supplies	575.40	0.00	(575.40)	(100.00)	822.44	1,200.00	377.56	31.46	1,200.00
6562-0000 - Decorator Contract Services	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00	100.00	2,500.00
TOTAL TURNOVER COSTS	575.40	218.75	(356.65)	(163.04)	5,458.70	7,075.00	1,616.30	22.84	7,075.00
MARKETING									
6212-0000 - Collateral Materials/Brand Identity	64.80	87.00	22.20	25.51	1,964.89	1,294.00	(670.89)	(51.84)	1,294.00
6216-0000 - Promotions and Promotional Items	0.00	0.00	0.00	0.00	0.00	156.00	156.00	100.00	156.00
6290-0000 - Miscellaneous Renting Expense	223.18	98.00	(125.18)	(127.73)	1,041.44	740.00	(301.44)	(40.73)	740.00
6981-0000 - Resident Supplies	0.00	70.00	70.00	100.00	1,711.16	1,420.00	(291.16)	(20.50)	1,420.00
TOTAL MARKETING	287.98	255.00	(32.98)	(12.93)	4,717.49	3,610.00	(1,107.49)	(30.67)	3,610.00
ADMINISTRATIVE EXPENSES									
6280-0000 - Credit Reports and Fees	0.00	11.00	11.00	100.00	0.00	132.00	132.00	100.00	132.00
6311-0000 - Office Expenses	(4,342.49)	565.00	4,907.49	868.58	6,644.56	7,818.10	1,173.54	15.01	7,818.10
6312-0000 - Copy Machine	15.63	132.00	116.37	88.15	1,902.16	1,584.00	(318.16)	(20.08)	1,584.00
6313-0000 - Postage	239.57	25.00	(214.57)	(858.28)	370.85	300.00	(70.85)	(23.61)	300.00
6316-0000 - Travel/Mileage	(90.12)	100.00	190.12	190.12	1,377.76	1,220.00	(157.76)	(12.93)	1,220.00
6316-0003 - Training	166.17	100.00	(66.17)	(66.17)	1,002.15	1,743.00	740.85	42.50	1,743.00
6316-0004 - Training - New Employee Orientation	0.00	0.00	0.00	0.00	835.69	0.00	(835.69)	(100.00)	0.00
6326-0000 - Asset Management Fee	20,000.00	0.00	(20,000.00)	(100.00)	20,000.00	0.00	(20,000.00)	(100.00)	0.00
6340-0000 - Legal Expense	436.56	0.00	(436.56)	(100.00)	2,572.66	2,400.00	(172.66)	(7.19)	2,400.00

Harvest Park (Chico Harvest Park, L.P., a Californ

Budget Comparison

December 31, 2022

	Month Ending 12/31/2022				Year to Date 12/31/2022				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
6350-0000 - Auditing	(140.00)	0.00	140.00	100.00	12,660.00	12,781.00	121.00	0.94	12,781.00
6355-0001 - Administrative Fees	0.00	2,700.00	2,700.00	100.00	0.00	2,700.00	2,700.00	100.00	2,700.00
6360-0000 - Telephone	1,329.87	869.00	(460.87)	(53.03)	12,257.89	10,428.00	(1,829.89)	(17.54)	10,428.00
6380-0000 - Advertising - Employees	0.00	0.00	0.00	0.00	2,850.00	0.00	(2,850.00)	(100.00)	0.00
6385-0000 - Dues and Memberships	0.00	0.00	0.00	0.00	901.83	450.00	(451.83)	(100.40)	450.00
6390-0000 - Miscellaneous	0.00	0.00	0.00	0.00	9.92	740.00	730.08	98.65	740.00
6391-0000 - Licenses	0.00	0.00	0.00	0.00	0.00	150.00	150.00	100.00	150.00
6392-0000 - Bank Charges	231.67	257.00	25.33	9.85	2,485.79	3,084.00	598.21	19.39	3,084.00
6392-0001 - RP Transaction Fees	109.78	0.00	(109.78)	(100.00)	1,023.05	0.00	(1,023.05)	(100.00)	0.00
6392-0002 - Paymode Rebates	0.00	0.00	0.00	0.00	(196.79)	0.00	196.79	100.00	0.00
TOTAL ADMINISTRATIVE EXPENSES	17,956.64	4,759.00	(13,197.64)	(277.31)	66,697.52	45,530.10	(21,167.42)	(46.49)	45,530.10
TOTAL EXPENSES	103,333.23	42,600.62	(60,732.61)	(142.56)	555,119.75	458,564.22	(96,555.53)	(21.05)	458,564.22
NET OPERATING INCOME	(44,370.99)	41,158.38	(85,529.37)	(207.80)	415,975.41	530,291.78	(114,316.37)	(21.55)	530,291.78
REPLACEMENT RESERVE/OTHER ESCROWS									
1316-0000 - Escrow - Replacement Reserve	2,332.50	2,333.00	0.50	0.02	27,990.00	27,996.00	6.00	0.02	27,996.00
TOTAL REPLACEMENT RESERVE/OTHER ESCROWS	2,332.50	2,333.00	0.50	0.02	27,990.00	27,996.00	6.00	0.02	27,996.00
DEBT SERVICE									
2320-0000 - Mortgage Payable - Wells Fargo	5,000.00	5,000.00	0.00	0.00	60,000.00	60,000.00	0.00	0.00	60,000.00
6820-0000 - Interest Expense - Wells Fargo	10,610.63	10,729.37	118.74	1.10	129,108.78	129,227.48	118.70	0.09	129,227.48
6822-0000 - Interest Expense - CRA	176,000.00	0.00	(176,000.00)	(100.00)	176,000.00	0.00	(176,000.00)	(100.00)	0.00
6824-0000 - Interest Expense - HACB	(447.61)	1,416.31	1,863.92	131.60	13,821.26	16,995.72	3,174.46	18.67	16,995.72
6828-0000 - Service Fee	5,856.42	5,892.90	36.48	0.61	70,714.50	71,006.45	291.95	0.41	71,006.45
6861-0001 - Amort Debt Issuance Costs #1	23,198.00	0.00	(23,198.00)	(100.00)	23,198.00	0.00	(23,198.00)	(100.00)	0.00
TOTAL DEBT SERVICE	220,217.44	23,038.58	(197,178.86)	(855.86)	472,842.54	277,229.65	(195,612.89)	(70.55)	277,229.65
MISCELLANEOUS									
6890-0000 - Miscellaneous Financial Exp	416.67	2,916.67	2,500.00	85.71	5,000.04	10,000.04	5,000.00	49.99	10,000.04
6892-0000 - Trustee Fees	283.33	283.33	0.00	0.00	3,399.96	7,299.96	3,900.00	53.42	7,299.96
TOTAL MISCELLANEOUS	700.00	3,200.00	2,500.00	78.12	8,400.00	17,300.00	8,900.00	51.44	17,300.00
CAPITAL EXPENDITURES									
1415-0002 - Landscape and Land Improvements	0.00	0.00	0.00	0.00	25,070.00	25,570.00	500.00	1.95	25,570.00
1440-0002 - Carpet/Flooring	(8,659.48)	0.00	8,659.48	100.00	0.00	14,000.00	14,000.00	100.00	14,000.00
1446-0002 - Computers	4,853.50	0.00	(4,853.50)	(100.00)	4,853.50	0.00	(4,853.50)	(100.00)	0.00
1486-0000 - Appliances	(11,951.67)	0.00	11,951.67	100.00	0.00	6,400.00	6,400.00	100.00	6,400.00

Harvest Park (Chico Harvest Park, L.P., a Californ Budget Comparison December 31, 2022

	Month Ending 12/31/2022				Year to Date 12/31/2022				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
TOTAL CAPITAL EXPENDITURES	(15,757.65)	0.00	15,757.65	100.00	29,923.50	45,970.00	16,046.50	34.90	45,970.00
MORTGAGOR EXPENSES									
7112-0000 - Partnership Expenses	20,000.00	0.00	(20,000.00)	(100.00)	20,000.00	0.00	(20,000.00)	(100.00)	0.00
7113-0000 - Exps.paid from prior year surplus cash	12,299.23	0.00	(12,299.23)	(100.00)	12,299.23	0.00	(12,299.23)	(100.00)	0.00
7115-0000 - Non Profit Fee	0.00	20,000.00	20,000.00	100.00	0.00	20,000.00	20,000.00	100.00	20,000.00
7135-0000 - Asset Management Fees	9,785.00	12,298.00	2,513.00	20.43	9,785.00	12,298.00	2,513.00	20.43	12,298.00
7153-0000 - Administration Fee Expense	0.00	9,786.00	9,786.00	100.00	0.00	9,786.00	9,786.00	100.00	9,786.00
TOTAL MORTGAGOR EXPENSES	42,084.23	42,084.00	(0.23)	0.00	42,084.23	42,084.00	(0.23)	0.00	42,084.00
DEPRECIATION/AMORTIZATION									
6620-0000 - Depreciation Buildings	438,317.00	0.00	(438,317.00)	(100.00)	438,317.00	0.00	(438,317.00)	(100.00)	0.00
6695-0000 - Amortization	2,982.00	0.00	(2,982.00)	(100.00)	2,982.00	0.00	(2,982.00)	(100.00)	0.00
TOTAL DEPRECIATION/AMORTIZATION	441,299.00	0.00	(441,299.00)	(100.00)	441,299.00	0.00	(441,299.00)	(100.00)	0.00
PROFIT/LOSS	(735,246.51)	(29,497.20)	(705,749.31)	(2,392.59)	(606,563.86)	119,712.13	(726,275.99)	(606.68)	119,712.13
Additional Adjustments to Cash Flow									
Accounts Payable	(32,490.34)	0.00	(32,490.34)	(100.00)	435.78	0.00	435.78	100.00	0.00
Resident Accounts Receivable	16,741.04	0.00	16,741.04	100.00	2,070.34	0.00	2,070.34	100.00	0.00
Subsidy Accounts Receivable	4,861.23	0.00	4,861.23	100.00	2,754.77	0.00	2,754.77	100.00	0.00
Other Accounts Receivable	0.00	0.00	0.00	0.00	2,000.00	0.00	2,000.00	100.00	0.00
Prepaid Expenses	7,263.25	0.00	7,263.25	100.00	(7,352.76)	0.00	(7,352.76)	(100.00)	0.00
Prepaid Rent	(3,542.88)	0.00	(3,542.88)	(100.00)	(4,895.15)	0.00	(4,895.15)	(100.00)	0.00
Net Accruals	54,018.80	0.00	54,018.80	100.00	52,382.30	0.00	52,382.30	100.00	0.00
Security Deposits	613.00	0.00	613.00	100.00	613.00	0.00	613.00	100.00	0.00
Accrued Interest on Deferred Loans	161,573.64	(1,297.17)	162,870.81	12,555.85	175,842.51	(15,566.04)	191,408.55	1,229.65	(15,566.04)
Loans/Notes Payable	13,860.00	0.00	13,860.00	100.00	13,860.00	0.00	13,860.00	100.00	0.00
Depreciation/Amortization	464,497.00	0.00	464,497.00	100.00	464,497.00	0.00	464,497.00	100.00	0.00
Distributions to Owners	20,000.00	0.00	20,000.00	100.00	(151,914.00)	0.00	(151,914.00)	(100.00)	0.00
Escrow Tax	(13.68)	(14.00)	0.32	2.28	(3.28)	(168.00)	164.72	98.04	(168.00)
Escrow Insurance	(3,035.44)	(2,814.17)	(221.27)	(7.86)	(3,491.88)	(33,002.52)	29,510.64	89.41	(33,002.52)
Escrow Other	(32.51)	(2.00)	(30.51)	(1,525.50)	(32.51)	(24.00)	(8.51)	(35.45)	(24.00)
Total Additional Adjustments to Cash Flow	704,313.11	(4,127.34)	708,440.45	17,164.5	546,766.12	(48,760.56)	595,526.68	1,221.32	(48,760.56)

**Harvest Park (Chico Harvest Park, L.P., a Californ
Budget Comparison
December 31, 2022**

	Month Ending 12/31/2022				Year to Date 12/31/2022				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
				7					
Total Net Adjusted Cash Flow	<u>(30,933.40)</u>	<u>(33,624.54)</u>	<u>2,691.14</u>	<u>8.00</u>	<u>(59,797.74)</u>	<u>70,951.57</u>	<u>(130,749.31)</u>	<u>(184.27)</u>	<u>70,951.57</u>
Net Change in Cash from TB	<u>(30,933.40)</u>	<u>0.00</u>	<u>(30,933.40)</u>	<u>100.00</u>	<u>(59,797.74)</u>	<u>0.00</u>	<u>(59,797.74)</u>	<u>100.00</u>	<u>0.00</u>
Variance	<u>0.00</u>	<u>33,624.54</u>	<u>(33,624.54)</u>	<u>(100.00)</u>	<u>0.00</u>	<u>(70,951.57)</u>	<u>70,951.57</u>	<u>100.00</u>	<u>(70,951.57)</u>



GRIDLEY SPRINGS January 2023

Property Status:

1. GSI has 1 vacant units with Zero notices to vacate
2. GSII has 0 vacant units with Zero notices to vacate.
3. USDA finally approved the GSI FY23 budget, so both properties now have fully approved FY23 budgets.
4. GSI has a loan servicing audit, and property walk scheduled for 01/19/2023.
5. Both properties had successful FY2022 with low turnover rates and successful NOI as budgeted.

Sincerely,
Mac Upshaw



DHI GRIDLEY SPRINGS I
As of
December 31, 2022

CASH SUMMARY - Operating Account	DECEMBER		12 months YTD	
	2022	%	2022	%
Total Rent Revenue	26,931.00	100.00%	296,157.07	100.00%
Vacancies	(79.00)	-0.29%	(10,394.00)	-3.51%
Net Rental Revenue	26,852.00	99.71%	285,763.07	96.49%
Other Income	313.42	1.16%	5,513.64	1.86%
Total Revenue	27,165.42	100.87%	291,276.71	98.35%
Expenses:				
Administrative Expenses	9,054.43	33.62%	72,254.81	24.40%
Utilities	2,827.27	10.50%	34,508.03	11.65%
Operating & Maintenance	5,473.72	20.32%	57,040.07	19.26%
Depreciation and Amortization Expense	0.00	0.00%	0.00	0.00%
Taxes & Insurance	2,284.29	8.48%	35,756.49	12.07%
Total Expenses	19,639.71	64.44%	199,559.40	44.69%
Net Operating Income	7,525.71	30.82%	91,717.31	30.91%
Interest and Finance Expense	1,283.92	4.77%	18,667.32	6.30%
Replacement Costs	800.00	2.97%	10,023.88	3.38%
Net Cash Flow from Operations	5,441.79		63,026.11	
Plus (Minus)				
Interest Income	(3.80)		(78.09)	
Unpaid Rent Collected (Owed)	(102.00)		1,089.00	
Unpaid Subsidy Rent Collected (Owed)	13,354.02		0.00	
Prepaid Expenses	0.00		7,569.87	
Impound/Escrow Funds	(3,825.14)		68,339.86	
Prepaid Rent Received (Absorbed)	25.00		133.73	
Security Deposits Received (Refunded)	(758.00)		299.00	
Mortgage Principle payment	(2,710.44)		(32,435.00)	
Net Cash Increase (Decrease)	11,421.43		107,944.48	
Beginning of Period Cash Balance	20,923.06		7,984.82	
Owner Contribution	0.00		(83,357.00)	
Transfer from (to) Savings	0.00		0.00	
Transfer From (To) Impound Account	0.00		0.00	
Transfer from (to) Security account	(823.69)		(1,051.50)	
Ending Cash Balance - Operating Account	\$31,520.80		\$31,520.80	
- Security Deposit Accounts			\$17,783.19	
- USDA Reserves			\$92,974.93	

	Current Month	UNIT STATUS	Current Month
TENANT RECEIVABLES			
Rent and Rent Related Receivables		Total Units	32
Balance at Beginning of Month	5,171.00	Vacant units at beginning of month	0
Uncollected (Collected) During Month	102.00	Plus Units vacated during month	1
Written off to Bad Debts	0.00	Less move ins and deposits to hold	0
Balance at End of Month	<u>\$5,273.00</u>	Vacant units at end of month	<u>1</u>
Move out Repairs, Cleaning & Legal Fees, etc.			
Balance at Beginning of Month	0.00		
Uncollected (Collected) During Month	0.00		
Written off to Bad Debts	0.00		
Balance at End of Month	<u>\$0.00</u>		

Balance Sheet
DHI GRIDLEY SPRINGS I
As of
December 31, 2022

***** ASSETS *****

Petty Cash	250.00	
Cash - Operating	31,520.80	
Cash - USDA Reserve	92,974.93	
Cash - Security Deposit Account	17,783.19	
Cash - Charles Schwab-Transition Reserve	76,634.00	
Cash - Charles Schwab-Operating Deficit	112,309.00	
Cash - First Republic Distribution	725.00	
Cash - Charles Schwab #2285	10,159.00	
Cash - Charles Schwab #5750	10,159.00	
Total Cash		352,514.92

ACCOUNTS RECEIVABLE

Tenant Rent Receivable	5,273.00	
Tenant Subsidy Rent Receivable	0.00	
Accounts Receivable	4,180.00	
Total Accounts Receivable		9,453.00

OTHER CURRENT ASSETS

Prepaid Expenses	5,486.32	
Reserve Escrow (Bonneville-USDA Fee)	3,268.69	
Reserve Escrow (Bonneville-Insurance)	11,880.56	
Reserve Escrow (Bonneville-Tax Escrow)	4,277.37	
Reserve Escrow (Lewiston-Replacement Res)	72,440.74	
Reserve Escrow (Lewiston CD-Replacement Res)	158,243.00	
Total Other Assets		255,596.68
Total Current Assets		617,564.60

CAPITAL IMPROVEMENTS

Land	149,957.00	
Building	3,137,787.00	
Improvements	165,810.00	
Furniture and Equipment	381,682.00	
Accumulated Depreciation	(1,105,489.00)	
Tangible Assets: Acquisition	20,129.00	
Accumulated Amortization	(10,735.00)	
Debt Issuance Costs	66,675.00	
Accumulated Amortization-Debt Issuance	(11,114.00)	
Total Fixed Assets		2,794,702.00
TOTAL ASSETS		3,412,266.60

***** LIABILITIES *****

Short Term Liabilities

Accrued Management GP fee	3,200.00	
Accrued Mortgage Insurance	423,800.00	
Accrued Interest	4,014.00	
Accrued Rpting/PTR Management	3,076.00	
Security Deposit Liability	17,024.60	
Prepaid Rent	100.00	
Total Current Liabilities		451,214.60

Long Term Liabilities

Note Payable - Bonneville	321,946.68	
Note Payable - USDA	991,656.96	
Note Payable - Gridley	12,040.00	
Note Payable - City of Gridley	2,080,000.00	
Total Long Term Liabilities		3,405,643.64
Total Liabilities		3,856,858.24

***** OWNER'S EQUITY *****

Partner's Equity	926,183.91	
Partner's Equity	(20,000.00)	
AGP Cash Flow Distributions	80,159.00	
MGP Cash Flow Distributions	(80,159.00)	
Retained Earnings	(1,330,444.66)	
Owner Contribution/Distribution	(83,357.00)	
Current Year Net Income (Loss)	63,026.11	
Total Equity		(444,591.64)
Total Liabilities & Equity		3,412,266.60

Income Statement
DHI GRIDLEY SPRINGS I
As of
December 31, 2022

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
*** REVENUES ***						
Rent Revenue - Gross Potential						
Apartment Rents	11,151.00	25,105.00	(13,954.00)	113,845.07	301,260.00	(187,414.93)
Tenant Assistance Payments	15,780.00	0.00	15,780.00	182,312.00	0.00	182,312.00
Total Revenue	26,931.00	25,105.00	1,826.00	296,157.07	301,260.00	(5,102.93)
Apartment Vacancies	(79.00)	(484.00)	405.00	(10,394.00)	(5,811.00)	(4,583.00)
Total Vacancies	(79.00)	(484.00)	405.00	(10,394.00)	(5,811.00)	(4,583.00)
NET RENTAL REVENUE	26,852.00	24,621.00	2,231.00	285,763.07	295,449.00	(9,685.93)
Interest Income-Other Cash	3.21	8.00	(4.79)	72.00	100.00	(28.00)
Interest Income-Sec Deposits	0.59	13.00	(12.41)	6.09	150.00	(143.91)
Total Financial Revenue	3.80	21.00	(17.20)	78.09	250.00	(171.91)
NSF and Late Fee Income	0.00	0.00	0.00	0.00	0.00	0.00
Misc Tenant Charges/Damages & Cleaning	0.00	0.00	0.00	1,037.00	0.00	1,037.00
Laundry Revenue	309.62	250.00	59.62	4,398.55	3,000.00	1,398.55
Total Other Revenue	309.62	250.00	59.62	5,435.55	3,000.00	2,435.55
TOTAL REVENUE	27,165.42	24,892.00	2,273.42	291,276.71	298,699.00	(7,422.29)
*** EXPENSES ***						
Administrative Expenses						
Advertising and Promotions	0.00	0.00	0.00	0.00	0.00	0.00
Rent Concessions	0.00	0.00	0.00	1,199.00	0.00	1,199.00
Credit Reports	0.00	10.00	(10.00)	385.00	120.00	265.00
Uniforms	124.29	0.00	124.29	272.54	0.00	272.54
IT Support Services	171.00	171.00	0.00	2,052.00	2,052.00	0.00
Telephone & Answering Service	917.94	52.00	865.94	1,610.43	628.00	982.43
USDA 538 Boneville Fee/Surcharges	0.00	0.00	0.00	0.00	0.00	0.00
USDA 515 MINC Fee/Surcharges	0.00	0.00	0.00	0.00	0.00	0.00
Postage and Mailing	74.57	30.00	44.57	82.15	360.00	(277.85)
Administrative Expenses	274.98	0.00	274.98	2,124.81	0.00	2,124.81
Office Supplies/Expenses	85.75	150.00	(64.25)	2,157.58	1,800.00	357.58
Dues and Subscriptions	0.00	0.00	0.00	428.98	0.00	428.98
Management Fee	2,294.00	2,294.00	0.00	26,713.00	27,528.00	(815.00)
Manager Salaries	5,111.90	2,090.00	3,021.90	27,037.68	25,074.00	1,963.68
Education/Registration Fees	0.00	250.00	(250.00)	599.97	3,000.00	(2,400.03)
Legal Expense	0.00	83.00	(83.00)	425.00	1,000.00	(575.00)
Auditing Fees	0.00	667.00	(667.00)	6,816.67	8,000.00	(1,183.33)
Accounting Services	0.00	10.00	(10.00)	350.00	120.00	230.00
Total Administrative Expenses	9,054.43	5,807.00	3,247.43	72,254.81	69,682.00	2,572.81
Utility Expenses						
Electricity	514.89	772.00	(257.11)	8,630.01	9,260.00	(629.99)
Water	219.45	439.00	(219.55)	4,079.59	5,272.00	(1,192.41)
Gas	320.75	33.00	287.75	1,774.25	400.00	1,374.25
Sewer	1,120.20	700.00	420.20	12,653.58	8,400.00	4,253.58
Garbage and Trash Removal	651.98	594.00	57.98	7,370.60	7,128.00	242.60
Total Utility Expenses	2,827.27	2,538.00	289.27	34,508.03	30,460.00	4,048.03
Operating & Maintenance Expense						
Rec Room Cleaning and Supplies	0.00	0.00	0.00	350.00	0.00	350.00
Clean/Repair Apartment	0.00	0.00	0.00	1,700.00	0.00	1,700.00
Cleaning Supplies	0.00	0.00	0.00	547.00	0.00	547.00
Exterminating Contract	100.00	0.00	100.00	1,500.00	0.00	1,500.00
Tree Service	0.00	0.00	0.00	2,285.60	0.00	2,285.60
Grounds Maintenance and Supplies	193.78	400.00	(206.22)	367.20	4,800.00	(4,432.80)
Grounds Contract	1,000.00	1,290.00	(290.00)	12,180.56	15,480.00	(3,299.44)
Maintenance Personnel	3,154.75	2,090.00	1,064.75	22,855.48	25,074.00	(2,218.52)
Repair Materials	278.14	304.00	(25.86)	3,507.70	3,650.00	(142.30)
Repair Contract/Vendor Labor	0.00	233.00	(233.00)	2,278.19	2,800.00	(521.81)
Electrical Repair/Supplies	0.00	0.00	0.00	218.75	0.00	218.75
HVAC Repair and Maintenance	0.00	0.00	0.00	2,633.00	0.00	2,633.00
Appliance Repair and Maintenance	747.05	0.00	747.05	1,504.92	0.00	1,504.92
Plumbing Repair and Supplies	0.00	0.00	0.00	1,393.60	0.00	1,393.60
Interior Painting and Supplies	0.00	92.00	(92.00)	3,235.00	1,100.00	2,135.00
Gas, Oil and Mileage	0.00	0.00	0.00	251.84	0.00	251.84
Equipment Leasing	0.00	0.00	0.00	0.00	0.00	0.00
Fire Protection Equipment	0.00	0.00	0.00	231.23	0.00	231.23
Total Operating & Maint Expenses	5,473.72	4,409.00	1,064.72	57,040.07	52,904.00	4,136.07

Income Statement
DHI GRIDLEY SPRINGS I
As of
December 31, 2022

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
Taxes & Insurance Expenses						
Property Taxes	719.06	0.00	719.06	719.06	1,899.00	(1,179.94)
Payroll Taxes	749.46	444.00	305.46	5,334.65	5,325.00	9.65
Misc Taxes & Licenses	0.00	1,017.00	(1,017.00)	1,600.00	12,200.00	(10,600.00)
Property & Liability Insurance	0.00	1,189.00	(1,189.00)	21,045.68	14,268.00	6,777.68
Worker's Compensation	636.36	221.00	415.36	3,778.79	2,652.00	1,126.79
Health/Dental Insurance	179.41	463.00	(283.59)	2,793.01	5,560.00	(2,766.99)
Other Insurance	0.00	0.00	0.00	485.30	0.00	485.30
Total Taxes & Insurance Expenses	2,284.29	3,334.00	(1,049.71)	35,756.49	41,904.00	(6,147.51)
TOTAL EXPENSES	19,639.71	16,088.00	3,551.71	199,559.40	194,950.00	4,609.40
NET OPERATING INCOME (LOSS)	7,525.71	8,804.00	(1,278.29)	91,717.31	103,749.00	(12,031.69)
Interest & Finance Expense						
Mortgage Interest	1,248.92	1,607.00	(358.08)	15,077.32	19,289.00	(4,211.68)
General Partner Fee	0.00	2,700.00	(2,700.00)	3,200.00	32,400.00	(29,200.00)
Bank Fees	35.00	0.00	35.00	390.00	0.00	390.00
Total Interest & Finance Expense	1,283.92	4,307.00	(3,023.08)	18,667.32	51,689.00	(33,021.68)
OPERATING PROFIT (LOSS)	6,241.79	4,497.00	1,744.79	73,049.99	52,060.00	20,989.99
Replacements						
Roofing/Paving/Exterior	0.00	0.00	0.00	0.00	0.00	0.00
Appliance Replacement	0.00	0.00	0.00	633.04	0.00	633.04
Drapery and Blind Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Carpet/ Flooring Replacement	800.00	0.00	800.00	8,891.00	0.00	8,891.00
HVAC Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Plumbing Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Glass Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Furniture and Equipment Replacement	0.00	50.00	(50.00)	0.00	600.00	(600.00)
Door & Screen Repair/ Replacement	0.00	0.00	0.00	499.84	0.00	499.84
Total Cost of Replacements	800.00	50.00	750.00	10,023.88	600.00	9,423.88
NET CASH FLOW FROM OPERATIONS	5,441.79	4,447.00	994.79	63,026.11	51,460.00	11,566.11

Date: 1/13/2023

MEMO

To: Board of Commissions

From: Angie Little, Section 8 Housing Manager

Subject: Family Self-Sufficiency (FSS) Program update for December 2022

Program Statistics for Period Ending	December 2022	December 2021
Number of participants as of last day of the month	35	36
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	0	0
Contract Expired	0	0
Number of Terminations	1	0
Number of Voluntary Exits	0	1
Number of Families on FSS Waiting List	7	0
Number of participants with annual income increases (YTD)	0	8
Number of participants with new employment (YTD)	0	6
Number of participants with escrow accounts	25	22
Number of participants currently escrowing	16	14
Amount disbursed from escrow account	\$0.00	\$0.00
Balance of Escrow Account	\$127,646.28	\$85,770.85

FSS FY 2022 HUD Grant Program Tracking Data

Program Management Questions:	YTD (2022)
PHA mandatory program size (Initial 50)	N/A
PHA voluntary program size (50)	35
Number of FSS participants identified as a person with disabilities	9
Number of FSS participants employed	19
Number of FSS participants in training programs	7
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	1
Number of FSS families moved to non-subsidized housing	1
Number of FSS families moved to home-ownership	1

HACB CoC Programs: A Report to the Board of Commissioners for the Month of December 2022										
Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	12/2022 Enrollment	12/2022 HAP Assistance	Grant Balance
City of Chico - LGP	7/1/22 - 6/30/23	\$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	7/1/22 - 6/30/23	\$150,000.00	City of Chico	SSA	18	Low-income, under case management with self-sufficiency plan	Butte County	6	\$4,759.00	\$99,516.00
BHHAP/Security Deposit	7/1/22 - 6/30/23	\$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	7/1/22 - 6/30/23	\$24,291.00	BCBH	BCBH	4	Individuals with a mental illness with homelessness eligibility	Butte County	1	\$200.00	\$22,207.00
Totals		\$186,717.00			35			7	\$4,959.00	\$134,149.00

Acronym Legend

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

Last update:01/12/2023

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

BUSINESS

Section 8 waitlist to open January 2023

Housing Authority Commission recognizes 11-year-old poster contest winner



Butte County Housing Authority Director Ed Mayer, left, gifts Commissioner Larry Hamman a present as Commissioner David Pittman watches Thursday, Dec. 15, 2022 in Chico, California. (Michael Weber/Enterprise-Record)

By **MICHAEL WEBER** | mweber@chicoer.com |
December 16, 2022 at 4:30 a.m.

CHICO — Applications for housing assistance are soon to reopen.

The Butte County Housing Authority Board Commission announced Thursday it will open the waitlist for Section 8 housing vouchers beginning in January.

Executive Director Ed Mayer said the housing authority aims to open it each year and the last time Section 8 housing applications were open was in May 2021.

"It's the largest program providing rental assistance in the county. We serve about 2,200 households and we don't always open up the waiting list," Mayer said. "This is a timely opening particularly as we have a lot of new housing opportunities coming online in the next year."



Mayer said people aged 18-25 who have left home and are living in a shelter will be eligible for their family unification program which can provide rental assistance for the young person or for their entire family.

The housing authority is partnering with the Butte County Department of Employment and Social Services to select people who are eligible for the programs and are undergoing case management.

Poster Contest

The Commission recognized 11-year-old Crystal Saucedo who won a nationwide poster contest involving all children who live in public housing across the county hosted by the National Association of Housing and Redevelopment Officials.

Saucedo, who lives at the Gridley Farm Labor Housing, was selected as a winner of the What Home Means to Me Poster Contest and her poster is featured in the month of August for the contest 2023 calendar.

"At first I thought it was going to be OK, but I didn't know I was going to win." Saucedo said. "I wanted to express my feelings about what my house means."

Saucedo is a fifth grade student at Wilson Elementary School in Gridley. Her poster design shows the outside of her house listing words describing what her house means to her.

"Warmth; safe from danger; games; care; toys and hugs" are some of the words she chose for her poster which can be viewed at bit.ly/3V3W2WK.

The commission also recognized Larry Hamman for 29 years of service as a housing authority commissioner. Hamman served his last meeting Thursday.

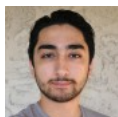
Mayer said Hamman oversaw the production of 1,562 units of public housing including some of the last development of publicly owned housing in Butte County — the Hammon Park and Oro Dam complexes completed in Oroville in 1996.

"I watched the arc of this housing authority and its service to the community. I see Larry's governance here for almost 30 years and it's been a profound period in the housing authority," Mayer said.

Gary Sannar, former director for housing authority, Butte County Representative Tod Kimmelshue and Teri Duboise, district representative for congressman Doug LaMalfa (R-Richvale) attended the meeting to honor Hamman.

"I appreciate what the housing authority has done and I appreciate you as commissioners to step in and say, 'hey I wanted to do my part and help this move forward. So with that I wanted to thank Larry for his service and the Hammond family.'"

Tags: [Newsletter](#)



Michael Weber



HOUSING AUTHORITY of the County of Butte

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December 27, 2022

Mr. Anthony Zeto, Deputy Director
California Tax Credit Allocation Committee (CTCAC)
anthony.zeto@treasurer.ca.gov

Subject: December 2022 Proposed LIHTC Regulations

Dear Deputy Director Zeto:

The Housing Authority of the County of Butte (HACB) is grateful for the opportunity to comment on proposed regulations for administration of the Low-Income Housing Tax Credit (LIHTC) program. We appreciate CTCAC's effort to promote regulations fairly prioritizing and balancing the State's broad needs for affordable rental housing. We call to your attention disaster-impacted counties, like ours, and the need for coordinated multi-program funding to complete what is possible for "recovery".

The HACB is an active development partner providing area response to the 2018 Camp Fire Disaster. Six (6) of its developments took advantage of Congress's special allocation of 9% LIHTC's to disaster-affected counties in July 2020, producing 465 multi-family units. Another six (6) developments were made possible by Congress's second special allocation of 9% LIHTC's the following year, producing 262 units. Eight (8) additional developments have secured commitments of CDBG-DR funds, proposing 280 units – it is these projects for which we voice concern. They see no priority for funding; there is no mechanism under current State policy that predictably funds what is left after CDBG-DR's 40% contribution.

CTCAC has an opportunity to leverage the nearly \$450 million in federal CDBG-DR funding, to build out housing in the communities devastated by wildfire, by making a few modifications to its regulations. We recommend:

- a LIHTC set-aside to specifically fund disaster recovery projects. A set-aside would ensure the CDBG-DR MHP funds are utilized and leveraged as intended, to address the severe housing need in the wake of disaster.
- a CDBG-DR conditional commitment as a tie breaker in Section 10325 (c)(9), Tie Breakers. This requires the projects to be competitive for LIHTC's, and also provides opportunities for the projects to be funded using the tie breaker process.



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

Housing Authority of the County of Butte
CTCAC Regulations – Comment, December 2022
December 27, 2022
Page 2 of 2

- Add Department of Housing and Community Development's Community Development Block Grant – Disaster Recovery Multifamily Housing Program to Section 10325 (f)(8)(F); a CDBG-DR Conditional Commitment should be included with the other funding sources as exempt from the firm commitment language.

Thank you for your consideration. Please contact me should you have questions.

Very truly yours,



Edward S. Mayer
Executive Director
edm@butte-housing.com
Cell: (530) 774-1848

Cc: Governor Gavin Newsom
Treasurer Fiona Ma
Controller Betty Yee
Assemblyman James Gallagher
Secretary Lourdes M. Castro Ramírez, Business, Consumer Services and Housing Agency
Director Joe Stephenshaw, California Department of Finance
Director Gustavo Velasquez, California Department of Housing and Community Development
Director Tiena Johnson Hall, California Housing Finance Agency



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December 28, 2022

Mr. Paul McDougall
Director of Policy & Research
California Department of Housing & Community Development
2020 West El Camino Ave.
Sacramento, CAA 95833
Paul.McDougalal@hcd.ca.gov

Subject: Butte and Glenn Counties – Farmworker Housing Demand

Dear Mr. McDougall:

The Housing Authority of the County of Butte characterizes current demand for farmworker-subsidized housing as specialized and niche-based. The demand is not universal or constant, being subject to both the mechanization of farmworker labor, and U.S. border policy, both of which have seen rapid change in the past decade or more.

Farmworker need has transitioned significantly, towards higher-paid labor adept at running machinery, away from lower-paying hand-picked orchard and row-crop work. Seasonal migrant labor has been significantly impacted by Mexican border policy - the past decade or more being less conducive to the flow of labor than seen historically.

The HACB has operated a USDA-RD Section 514/516 subsidized Farm Labor Camp in Gridley since the 1950's. Currently, the 120-unit property houses farmworker-qualifying households originating principally from two Mexican villages. Increasing numbers of the property's residents reside as qualified "retired farmworkers", reflecting the aging of the workforce. The HACB has struggled to attract tenants for more than a decade now; while there is sufficient demand that pro-active marketing and outreach achieves ongoing viability, there is not enough demand to establish a standing Wait List.

CHIP, a local non-profit affordable housing developer and operator, operates three (3) USDA Section 514 Farmworker Housing properties, one each in Orland, Hamilton City, and Chico. None see demand sufficient to maintain a Wait List, all require pro-active marketing, and all are subject to waiver requests allowing for occupancy by other than low-income farmworker households.

In conclusion, there is local demand for subsidized farmworker housing. But the need is select, based on local employment conditions, and the limited presence of eligible households. Though rural and holding significant agricultural interests, both Butte and Glenn Counties do not see demand for affordable farmworker housing equivalent to demand seen from other demographic cohorts.

Very truly yours,

Edward S. Mayer
Executive Director



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



IRS issues standard mileage rates for 2023; business use increases 3 cents per mile

IR-2022-234, December 29, 2022

WASHINGTON — The Internal Revenue Service today issued the 2023 optional standard mileage rates used to calculate the deductible costs of operating an automobile for business, charitable, medical or moving purposes.

Beginning on January 1, 2023, the standard mileage rates for the use of a car (also vans, pickups or panel trucks) will be:

- 65.5 cents per mile driven for business use, up 3 cents from the midyear increase setting the rate for the second half of 2022.
- 22 cents per mile driven for medical or moving purposes for qualified active-duty members of the Armed Forces, consistent with the increased midyear rate set for the second half of 2022.
- 14 cents per mile driven in service of charitable organizations; the rate is set by statute and remains unchanged from 2022.

These rates apply to electric and hybrid-electric automobiles, as well as gasoline and diesel-powered vehicles.

The standard mileage rate for business use is based on an annual study of the fixed and variable costs of operating an automobile. The rate for medical and moving purposes is based on the variable costs.

It is important to note that under the Tax Cuts and Jobs Act, taxpayers cannot claim a miscellaneous itemized deduction for unreimbursed employee travel expenses. Taxpayers also cannot claim a deduction for moving expenses, unless they are members of the Armed Forces on active duty moving under orders to a permanent change of station. For more details see [Moving Expenses for Members of the Armed Forces](#).

Taxpayers always have the option of calculating the actual costs of using their vehicle rather than using the standard mileage rates.

Taxpayers can use the standard mileage rate but generally must opt to use it in the first year the car is available for business use. Then, in later years, they can choose either the standard mileage rate or actual expenses. Leased vehicles must use the standard mileage rate method for the entire lease period (including renewals) if the standard mileage rate is chosen.

[Notice 2023-03](#) [PDF](#) contains the optional 2023 standard mileage rates, as well as the maximum automobile cost used to calculate the allowance under a fixed and variable rate (FAVR) plan. In addition, the notice provides the maximum fair market value of employer-provided automobiles first made available to employees for personal use in calendar year 2023 for which employers may use the fleet-average valuation rule in or the vehicle cents-per-mile valuation rule.

Page Last Reviewed or Updated: 29-Dec-2022

January 13, 2023

Memo

To: HACB Board of Commissioners

From: Marysol Perez, Executive Assistant

Subject: Butte County Board of Supervisor (BOS)
Commissioner Appointments

At its meeting of January 10th, the Butte County Board of Supervisors re-appointed Commissioner Rich Ober to the Housing Authority of the County of Butte. Two Commissioner vacancies remain; District 2 and District 4, those vacancies are expected to be filled during the next Board of Supervisors meeting on Tuesday January 24, 2023.

The appointments follow:

- BOS District 3 Commissioner (Chico) – Rich Ober, term expires January 2, 2027
-
- BOS District 2 Commissioner (Chico) – vacant, anticipated appointment January 24, 2023
- BOS District 4 Commissioner (Chico & Gridley) – vacant, anticipated appointment January 24, 2023



Butte County Board of Supervisors

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Members of the Board

Bill Connelly | Peter Durfee | Tami Ritter | Tod Kimmelshue | Doug Teeter

January 10, 2023

Rich Ober

Dear Mr. Ober

On January 10, 2023, the Butte County Board of Supervisors appointed you to serve on the Butte County Housing Authority Board as the District 3 Representative. The term of this appointment shall end January 2, 2027.

On behalf of the Board of Supervisors, I would like to convey to you our appreciation for your willingness to serve the people of Butte County in this appointive capacity. We would like to thank you for accepting this appointment and go on record assuring you that your service to your fellow residents is recognized and appreciated.

Sincerely,


Tod Kimmelshue, Chair
Butte County Board of Supervisors

cc: Butte County Housing Authority Board

January 13, 2023

Memo

To: HACB Board of Commissioners

From: Ed Mayer, Executive Director

Subject: Section 8 Housing Choice Voucher Program
Project-Based Vouchers – Remaining (final) Allocation

Staff seeks input as to how best to prioritize allocation of the last 30 vouchers available for project-basing. Policy to date has been to use agency vouchers to leverage new affordable housing development activity, to create housing opportunity in general, much less provide response to 2018's Camp Fire Disaster.

The Housing Authority administers 2,254 Section 8 vouchers. To date, 535 have been committed to new construction projects, 18 in total, all in various stages of development. Another 100 voucher have been reserved for restructuring of three older Authority-controlled tax-credit properties. There are 30 vouchers remaining to be allocated, after which the Housing Authority will have exhausted its statutory capacity to project-base vouchers, which is set at 30%.

Below are three data sets which help clarify how the S8 PBV commitments have been made to date:

S8 PBV's - population served		
Seniors	288	45%
Family	201	32%
Special Needs	146	23%

S8 PBV's committed, by locality			Conventional S8	
			Leased	%
Chico	369	58%	1237	60%
Oroville	95	15%	573	28%
Gridley	36	6%	72	4%
Paradise	79	12%	105	5%
Glenn County	56	9%	58	3%
Total	635	100%	2045	100%

Staff will bring forward a recommendation for allocation at the February meeting of the Board, having considered Commissioner and community input.

January 13, 2023

Memo

To: HACB Board of Commissioners

From: Ed Mayer, Executive Director

Subject: Agenda Item 5.2 - 2020A Series Bonds Obligations
Lincoln and Park Place Apartments Renovations, or Kathy Court Reconstruction?

In the expenditure of the over \$9.5 million in 2020A Series Bonds proceeds, there remains \$2.9 million in unobligated funds. Direction is needed regarding obligation of these funds, expenditure has come to a “fork in the road”.

Does the HACB renovate the 18-unit Lincoln Apartments, Chico (\$1.8 mil) and the 40-unit Park Place Apartments, Oroville (\$1.1 mil), or does the HACB rebuild the 12-unit Kathy Court Apartments, Paradise?

Staff analysis follows. In short, staff believes it is in the best interest of the HACB to direct unobligated bond funds towards reconstruction of the Kathy Court Apartments. The work yields twelve new units of revenue producing affordable housing. It accelerates the Kathy Court rebuild by a year a more (alternative funding must be competitively secured). It provides physical response to the Camp Fire Disaster and represents the HACB’s physical commitment to the Paradise community.

The physical needs of the Lincoln and Park Place apartments that would be addressed if the bond were directed their way can still be addressed, albeit more slowly, over time, using surplus revenues and accumulated reserves. Operationally, they remain viable assets, serving their client populations consistent with the mission. The funds spent on the planning of their renovations was money well spent, the HACB now understands the assets and their needs at a much more comprehensive level, and has worked out how to physically manage and improve those assets over time.

Recommendation: Motion to direct use of unobligated 2020A Series Bond funds to the reconstruction of the 12-unit Kathy Court Apartments, Paradise

MEMO

Date: January 13, 2023

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Analysis of 2020A Series, Multifamily Housing Pool Revenue Bond

In December 2020, The Housing Authority of the County of Butte (HACB), together with the California Affordable Housing Agency (CalAHA) completed the issuance of the 2020A Series, Multifamily Housing Pool Revenue Bond. The initiative of the issuance was to leverage property values to modernize the structures and generate funds for other affordable housing related activity, including acquisitions and new construction. Through the issuance, a Bond Project Fund of **\$9,503,644** was established.

Utilizing the Bond Project Fund, HACB staff has initiated five (5) large scale projects. As of this writing, **\$6,524,627** has been obligated, this includes the ongoing construction of the Evanswood Estates Exterior Modernization project and the ongoing completion of various improvements to the six (6) encumbered properties in accordance with their Physical Needs Assessments.

As of this writing, **\$2,979,017** of Project Bond Funds remain unobligated. The remaining unobligated funds are not sufficient to fully fund all three (3) remaining large-scale projects. (Lincoln Apartments Exterior Modernization, Park Place Apartments Exterior Modernization, and Kathy Court Apartments Reconstruction) HACB staff has completed an analysis to determine the highest and best use of the remaining unobligated funds. A summary is found below, and a detailed analysis follows.

HACB staff recommends contributing the remaining Bond Project Funds to the Kathy Court Apartments Reconstruction project due to the following factors:

- **Mission Consistency:** The reconstruction of the Kathy Court Apartments is consistent with the HACB mission, it generates twelve new units of high-quality affordable housing. In addition, the Kathy Court Apartments represents HACB “presence” in the Town of Paradise.
- **Fiscal Responsibility:** This project will add twelve income-producing units to the 149-unit “other-owned” portfolio. Alternatively, the Lincoln and Park Place Apartments Exterior Modernization projects will not generate any increase to revenue. Finally, it is the opinion of HACB staff and third-party property manager, RSC Associates, that the existing properties can operate as-is with intermediate improvements completed through operations budgets.

- **Project Delivery:** This project allows for the expeditious delivery of Low-Income units to the Town of Paradise in 2024. It is estimated that the project can be delivered a minimum of one (1) year earlier than other approaches, requiring securing of subsidized financing. (HCD MHP)
- **Cost Control:** Due to continued inflation in the construction industry, the cost to construct the Kathy Court Apartments will continue to increase if not started soon.

Bond Obligation Analysis *(As of January 2023)*

Total Bond Project Fund: \$9,503,644

Obligated Funds: \$6,524,627

Unobligated Funds: \$2,979,017

Summary of Obligated Funds*

Project	Amount	Description of Obligated Funds
Pay Off 2000A Bond	\$ 683,965	Full repayment of the 2000A Series bond.
Bond Property PNA Repairs	\$ 1,186,684	Completion of various property improvements to the six encumbered properties in accordance with their Physical Needs Assessments. This work is currently being performed by the property manager, RSC Associates, Inc.
Evanswood Estates Unit Acquisition	\$ 529,073	Acquisition of (3) Residential Units.
Evanswood Estates Exterior Modernization	\$ 3,371,940	Pre-Construction Costs (including Architectural Drawings, Specifications, Permits) and Construction Costs. This project is currently being completed by Experts In Your Home.
Lincoln Apartments Exterior Modernization	\$ 187,835	Pre-Construction Costs including Architectural Drawings, Structural Drawings, Specifications and Building Permits. <i>(No Construction Costs have been obligated to date)</i>
Park Place Apartments Exterior Modernization	\$ 137,500	Pre-Construction Costs including Architectural Drawings, Specifications and Building Permits. <i>(No Construction Costs have been obligated to date)</i>
Kathy Court Apartments Reconstruction	\$ 427,631	Pre-Construction Costs including Architectural Drawings, Structural Drawings, Specifications and Building Permits. <i>(No Construction Costs have been obligated to date)</i>
Total Obligated Funds \$ 6,524,627		

Figure 1

**Obligated Funds include costs paid to date as well as costs that are contractually obligated but, may not be paid to date. For the purposes of this exercise, Obligated Funds are to be considered expended.*

Obligation of Remaining Bond Project Fund:

Scenario A

Project	Amount Previously Obligated	Amount to be Obligated	Use
Pay Off 2000A Bond	\$ 683,965	\$ -	Full repayment of the 2000A Series bond.
Bond Property PNA Repairs	\$ 1,186,684	\$ -	This project is fully funded under current obligations. No further Bond Funds will be obligated to this project.
Evanswood Estates Exterior Modernization	\$ 3,901,013	\$ -	This project is fully funded under current obligations. No further Bond Funds will be obligated to this project.
Lincoln Apartments Exterior Modernization	\$ 187,835	\$ -	Under this scenario, no further Bond Funds will be obligated to this project.
Park Place Apartments Exterior Modernization	\$ 137,500	\$ -	Under this scenario, funds will be obligated to complete the construction of this project.
Kathy Court Apartments Reconstruction	\$ 427,631	\$ 2,979,017.00	Under this scenario, obligated funds will be contributed to the Construction phase of this project.
	\$ 6,524,627	\$ 2,979,017	

Figure 2

Under Scenario A, Bond Funds will be obligated and contributed to the Kathy Court Apartments Reconstruction project. Utilizing Bond Funds, HACB staff has identified a potential approach to financing the remaining costs to complete the Kathy Court Apartments Reconstruction Project as described below in *Figure 3*.

Source	Amount	Note
Town of Paradise CDBG-DR MHP	\$ 2,724,004	Application has been submitted to the Town and has been deemed substantially complete. HACB staff anticipates receiving a commitment from the Town of Paradise for this funding source.
PG&E Settlement	\$ 800,000	This funding source has been received and is currently residing in the HACB General Fund.
Deferred Developer Fee	\$ 111,018	-
2020A Bond Funds	\$ 3,406,648	This funding source is described in <i>Figure 2</i> .
Total Estimated Development Cost:		\$ 7,041,670

Figure 3

Scenario B

Project	Amount Previously Obligated	Amount to be Obligated	Use
Pay Off 2000A Bond	\$ 683,965	\$ -	Full repayment of the 2000A Series bond.
Bond Property PNA Repairs	\$ 1,186,684	\$ -	This project is fully funded under current obligations. No further Bond Funds will be obligated to this project.
Evanswood Estates Exterior Modernization	\$ 3,901,013	\$ -	This project is fully funded under current obligations. No further Bond Funds will be obligated to this project.
Lincoln Apartments Exterior Modernization	\$ 187,835	\$ 1,815,740	Under this scenario, Bond Funds will be obligated to complete the construction of this project.
Park Place Apartments Exterior Modernization	\$ 137,500	\$ 1,112,300	Under this scenario, Bond Funds will be obligated to complete the construction of this project.
Kathy Court Apartments Reconstruction	\$ 427,631	\$ 50,977	Under this scenario, funds will be obligated to complete the Pre-Construction phase of this project. <i>No Construction Costs will be obligated with Bond Funds, and the remaining Development Costs will be funded as described below:</i>
	\$ 6,524,627	\$ 2,979,017	

Figure 4

Under Scenario B, Bond Funds will be obligated to complete the Lincoln and Park Place Apartments Exterior Modernization projects. The remaining \$50,977 will be obligated to complete the Pre-Construction phase of the Kathy Court Apartments Reconstruction Project. Additionally, under Scenario B, HACB staff has identified a potential approach to financing the remaining costs to complete the Kathy Court Apartments Reconstruction Project as described in *Figure 5* below.

Source	Amount	Note
Town of Paradise CDBG-DR MHP	\$ 2,724,004	Application has been submitted to the Town and has been deemed substantially complete. HACB staff anticipates receiving a commitment from the Town of Paradise for this funding source.
HCD MHP	\$ 2,958,658	Application will be submitted in March, 2023. This project will be competing against other projects. This funding source is not guaranteed.
PG&E Settlement	\$ 800,000	This funding source has been received and is currently residing in the HACB General Fund.
Deferred Developer Fee	\$ 239,310	-
2020A Bond Funds	\$ 478,607	This funding source is described in <i>Figure 4</i> .
Total Estimated Development Cost: \$ 7,200,579		

Figure 5

It should be noted that under Scenario B, the Total Estimated Development Costs as seen above are approximately \$158,909 (2.3%) higher compared to Scenario A. This is due to additional costs incurred to pursue HCD MHP financing, as well as additional carrying and construction financing costs.

Alternative Project Delivery for Lincoln and Park Place Apartments Exterior Modernization Under Scenario A

If Scenario A is pursued, HACB staff has identified a potential alternative project delivery method for both projects as described below:

Lincoln Apartments Exterior Modernization:

Due to the complexity and interconnected assemblies within the scope of work, this project does not lend itself to a phased approach. Therefore, the scope of work would be scaled down to complete intermediate items only. It is anticipated that the third-party property manager, RSC Associates will complete the work in this scaled down approach, utilizing funds from the property's operational budget.

Park Place Apartments Exterior Modernization:

This project, as designed lends itself to a phased approach. By taking a phased approach, construction costs can be amortized over a multi-year period. It is anticipated that the third-party property manager, RSC Associates will complete the work in this phased approach, utilizing funds from the property's operational budget.

Alternatively, if Scenario B is pursued, the Lincoln and Park Place Apartments Exterior Modernization projects can be funded with the remaining Unobligated Bond Funds. Both projects are ready to be solicited for construction. The estimated cost to complete the Lincoln Apartments Exterior Modernization and Park Place Exterior Modernization projects are \$1,815,740 and \$1,112,300 respectively.

Recommendation: Motion to authorize use of unobligated 2020A Series Multifamily Housing Pool Revenue Bond funds to support of reconstruction of the 12-unit Kathy Court Apartments, Paradise.

January 13, 2022

Memo

To: HACB Board of Commissioners

From: Ed Mayer, Executive Director

Subject: BCAHDC Development Activity – Status

The following outlines status of affordable housing development activity in Butte and Glenn Counties, activity in which BCAHDC serves as Managing General Partner in the owning partnerships.

- Fourteen (14) phases within ten (10) projects have seen their Construction Loans close. All are in various stages of construction.
- Five of the projects are in Chico, five in Oroville, two in Gridley, and two in Orland.
- Two of the projects are now being placed in service. They include the fully leased 36-unit Ford Oaks Apartments, Gridley, serving families, and the 36-unit Mitchell Avenue Apartments, Oroville, serving seniors, which secured its Certificate of Completion as of December first.
- Two additional development partnerships are scheduled to close in 2024, and another four development agreements are anticipated and/or being negotiated.
- The HACB has committed 566 Section 8 Vouchers to 17 projects.
- BCAHDC has partnership ownership interest in 13 of the 17 Section 8 PBV projects.
- Seasonal rains are now a factor in construction progress, with contractors striving to adjust scheduling changes to accommodate weather-related delays.

North Creek Crossings Apts I, Chico (106 units, family, CCHC/BCAHDC. Lender: Wells Fargo/Berkadia. LIHTC Investor: R4 Capital) – located in Meriam Park, Phase I is nearing completion, with placement into service scheduled starting March 2023. The HACB has opened its Section 8 Wait List for interested project-based voucher applicants. The project is in its nineteenth month of construction.



Community Building



North Creek Crossings Apts II, Chico (60 units, family, CCHC/BCAHDC. Lender: Wells Fargo/Berkadia. LIHTC Investor: R4 Capital) –The nineteenth construction draw has been processed, framing is well underway and the buildings near to being closed in. This phase is scheduled for lease-up in late 2023, six months after delivery of Phase I.



North Creek Crossings - Phase II (left) and Phase I (right)

Deer Creek Apts I and II, Chico (204 units, families, 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 in Chico, Phase I is now well out of the ground, with roof framing and sheathing completed on a number of the buildings. Nine construction draws for Phase I, and seven for Phase II, have been processed.



Deer Creek Apartments – view from Meriam Park towards foothills



1297 Park Ave Apts, Chico (59 units, formerly homeless singles, Jamboree & BCAHDC. Lender: Banner Bank. LIHTC Investor, CREA) – Now out of the ground the project is now well underway, with framing proceeding quickly. 43 Section 8 project-based vouchers to this special-needs project. Occupancy is scheduled for October 2023; leasing and Section 8 coordination will begin in the near future.



Riverbend Apartments I



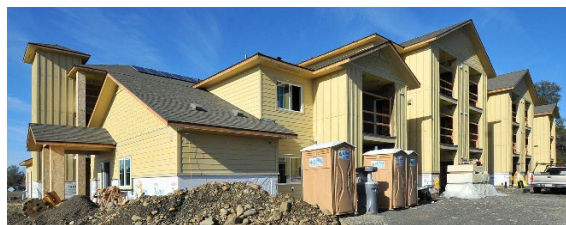
Riverbend Apartments II

Riverbend Apts I and II, Oroville (120 units (72/48), family, The Pacific Companies/BCAHDC. Lender: Union Bank. LIHTC Investor: CREA) Both phases of the project are under construction, separated by a six month delivery difference. Phase I is scheduled for occupancy Spring 2023. Phase I has processed its thirteenth construction advance, and has initiated leasing. Phase II completed its fifth advance, seeing completion of its foundation work and the start of framing.

Mitchell Ave Apts I & II, Oroville (71 units, seniors, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank. LIHTC Investor: Phase I, Redstone; Phase II, The Richman Group) Phase I filed its Certificate of Completion December 1st, and is now accepting applications. Phase II just completed its fifth construction draw.



Mitchell Avenue Apartments I



Mitchell Avenue Apartments II



Ford Oaks Apts, Gridley (36 units, family, The Pacific Companies/BCAHDC. Lender: Umpqua Bank. LIHTC Investor: CREA) The project is complete and now leased up. HACB refers interested applicants to the property manager, Cambridge Real Estate. Loan conversion is in process.

Prospect View Apts, Oroville (40 units, formerly homeless singles, 15 NPLH units, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank. LIHTC investor: Boston Financial) With completion underground and foundation work, building framing is underway. The fifth construction draw has been processed. HACB has committed 39 Section 8 Vouchers to this project.



Wall framing



Site work.



Wet conditions

Sunrise Village Apts, Gridley (37 units, seniors, The Pacific Companies/BCAHDC) –The building is now closed in. The fifth construction draw has been processed. 36 Section 8 Vouchers will serve the low-income occupants.



Liberty Bell Apts, Orland (32 units, seniors, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank, LIHTC investor: Redstone) – Underground work is substantially complete, and foundation work is well underway. 31 Section 8 Vouchers have been committed to support of the low-income senior occupancy. Construction will be completed coincidental with the Woodward Apts, Orland project (see following).

Woodward Apts, Orland (36 units, family, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank, LIHTC investor: Redstone) – Like Liberty Bell Apts, the project is scheduled for delivery late in 2023. Construction is now well underway, tracking parallel to Liberty Bell Apartments, above. The fourth construction draw has been processed. HACB has committed 25 Section 8 project-based vouchers to this low income project serving families.



Oleander Community Housing Apartments, Chico (38-units, special needs homeless, Pacific Companies/BCAHDC. Lender and LIHTC investor unknown at this time.) Having secured a Butte County-sponsored 15-unit No Place Like Home program services commitment, and a CDBG-Disaster Recovery funds commitment, 4% LIHTC funding will now be sought to complete the financing package. Because of the complexity of programs and funding streams needed to for the project, the construction close is scheduled for November 2023, with unit delivery in Spring 2025.

Orchard View Apartments I, Gridley (48 units, family, The Pacific Companies/BCAHDC. Lender and LIHTC investor unknown at this time.) Originally scheduled for a Spring 2023 close, with a late Spring 2024 delivery, the project has been delayed because of the loss of its LIHTC funding, thought secured. Without explanation, that funding has now been restored. The project is now scheduled to see its Construction Close in May 2023.

Bar Triangle Apartments, Chico (70 units, family, CCHC/BCAHDC. Lender: Wells Fargo & Berkadia. LIHTC investor: R4 Capital) 25 Section 8 Vouchers have been committed for use by very-low income family occupants. The project has secured a commitment of CDBG-DR funds, and is now preparing application for 4% LIHTC's, to complete the financing package.



Eaglepointe Apartments, Paradise (43 units, family, The Pacific Companies/BCAHDC. Lender and Investor unknown at this time.) This project has secured a commitment of CDBG-DR funds, and is now preparing an application for 9% LIHTC's to complete the financing package.

Lincoln Family Apartments, Oroville (61 units, family, The Richman Group/BCAHDC. Lender unknown at this time, LIHTDC investor: The Richman Group) BCAHDC has authorized a development Memorandum of Agreement for participation in the owning partnership as Managing General Partner, on substantially the same terms as the other transactions above. The financing package is complete, with commitments of CDBG-DR and 9% LIHTC funds. The Construction Close is scheduled for April 2023.

Other – BCAHDC continues to see overtures from affordable housing developers. There is significant new activity in Paradise and Oroville, much less in Chico and Oroville, attracted by the availability of federal CDBG Disaster Recovery funds.



HOUSING AUTHORITY of the County of Butte

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

December 27, 2022

Subject: North State Shelter Team (NSST) - Managed Campground Proposal

To Whom It May Concern:

The Housing Authority of the County of Butte supports establishment and operation of managed campgrounds in its jurisdiction, as one of many strategies needed to adequately address the severe long-term systemic housing shortage in the area. The housing shortage is a function of chronic underproduction, aggravated by the loss of 15% of the County's housing stock in the 2018 Camp Fire Disaster. Pre-disaster "background" homeless populations have conflated with those displaced by the disaster, many of whom still await PG&E settlement monies. These households do not have sufficient resource or recourse to secure housing – which is not anticipated to be produced for years. Their intermediate situation is long-term, not weeks or months. The area's emergency- and transitional-housing capacities are not sufficient nor appropriate to serve all those now unsheltered.

There are precedents for this approach. We cite the successful 70-tent/140-person tent campground established at Santa Rosa's Finley Community Center in the Spring of 2021. Catholic Charities of Santa Rosa was contracted to manage the camp. One similar (now permanent) camp survives today in Butte County, on the banks of the Feather River east of Gridley. During the 1930's, the federal government established tent camps up and down the Central Valley, housing those displaced by the Dust Bowl. After numerous iterations, Butte County's camp is now operated by the Housing Authority under USDA-RD regulation, as a Farm Labor Camp.

The managed campground proposal brought forward by the North State Shelter Team is a realistic and responsible effort to address this significant gap in housing opportunity. It is based on proven operating principles for such facilities, and is being backed by an engaged local citizenry. It includes the two essential ingredients needed for success: a viable site providing immediate housing opportunity filling an unmet niche, and a management structure that establishes both internal and external accountability. The Housing Authority looks forward working with NSST in serving those sheltered, providing permanent housing opportunity through its Section 8 and other homeless programs, a task made easier with stabilization of the target population.

Our Board of Commissioners has conferred and agreed that campground capacity is needed as an important component to serving those now negotiating homelessness in Butte County.

Very truly yours,

Edward S. Mayer
Executive Director



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



Save-the-Date for the 2023 NorCal/Nev NAHRO Conference

"Back in the Saddle, Post-Pandemic"

January 23, 2023 - Commissioner Tracks

January 23-24, 2023 - General Attendee Sessions

Conference Key Note Speaker

TBD

Conference Topics - Partial List

- FHEO Frequent Findings & Best Practices
- Subsidy Layering Review Submissions
- Maintenance: HVAC, Plumbing, Safety, Electric Meters
- HUD Public Housing Requirements
- Successfully working with the Continuum of Care
- PIC & EIV
- Waiver requests for PBV program caps
- Family Self-Sufficiency
- HUD Public Housing Requirements
- Update out of Washington D.C.

Registration is now open!!! Early registration discount will apply if registered by 12/31/2022.

Please follow the link below to book your room at the Napa Valley Marriot Hotel & Spa where the conference will be held. Attendees get a special discounted rate.

<https://www.marriott.com/events/start.mi?id=1664391332020&key=GRP>

The NorCal/Nevada Chapter promotes professionalism, partnerships, continued learning, networking, and best practices in affordable housing. Come join us in Napa for this Annual Conference.

2023

HACB, BCAHDC & BANYARD BOARD MEETING CALENDAR

JANUARY							FEBRUARY							MARCH						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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KEY:

HACB Meeting Dates

HACB, BCAHDC & Banyard Meeting Dates

Holidays

2023 NAHRO Washington Conference

Omni Shoreham Hotel, Washington, DC

Wednesday, March 22, 2023 - Friday, March 24, 2023 Eastern Standard Time

After three years of virtual meetings, we are thrilled to be back in the nation's capital for our 2023 Washington Conference!

The conference will include:

- *Our up-to-the-minute Washington Update; HUD policy and program updates; and exciting guest speakers;*
- *A celebration of our Awards of Excellence winners; our Legislator of the Year awards; and the presentation of our What Home Means to Me poster calendar contest grand prize winner;*
- *And we'll make ourselves heard on Capitol Hill during **NAHRO's Hill Day!***

Additionally, we'll kick off NAHRO's 90th anniversary celebration! Join us to celebrate nearly a century of being the leading housing and community development association as we look back on our storied history and move forward into the future. Don't miss your chance to make an impact in Washington, D.C.!

Online registration payment is by credit card only. If you need to pay by check, download this [**hard copy registration form**](#), complete and follow remittance instructions on form.

Prior to registering, please review [**NAHRO's conference cancellation policy**](#).