

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

MEETING AGENDA

March 16, 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/894630053>

You can also dial in using your phone.

Access Code: 894-630-053
United States (Toll Free): [1 877 309 2073](tel:18773092073)
United States: [+1 \(571\) 317-3129](tel:+15713173129)

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. 4888

ITEMS OF BUSINESS

1. ROLL CALL
2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

- 3.1 Minutes for the meeting of February 16, 2023
- 3.2 Checks written for:
 - 3.2.1 Accounts Payable (General) – \$2,304,743.23
 - 3.2.2 Landlords – \$1,696,814.44
 - 3.2.3 Payroll – \$131,494.76
- 3.3 Financial Statements
- 3.4 Section 8 Housing Choice Voucher Program
 - 3.4.1 Section 8 HCV Wait List Results
- 3.5 Property Vacancy Report
- 3.6 Public Housing
- 3.7 Construction Projects
- 3.8 Capital Fund Improvement Projects
- 3.9 Farm Labor Housing Report
- 3.10 HACB Owned Properties
- 3.11 Tax Credit Properties
- 3.12 Family Self Sufficiency
- 3.13 Rental Assistance Programs

4. CORRESPONDENCE

- 4.1 New Commissioner Appointment, Letter: *Darlene Fredericks, Commissioner District 4*, February 14, 2023
- 4.2 Glenn County Board of Supervisors, Letter – Subject: Support the transfer of HUD Section 8 Project-Based Housing Choice Vouchers from Garden Park Apartments, Willows to Purpose Place 827 Newville Road, Orland, dated February 21, 2023.
- 4.3 Dos Rios Continuum of Care, Letter – Subject: Support the transfer of HUD Section 8 Project-Based Housing Choice Vouchers from Garden Park Apartments, Willows to Purpose Place 827 Newville Road, Orland, dated March 3, 2023.

- 4.4 FYE 09-30-2022 SEMAP Scoring Score “zero” Indicators (2) – Written Response, March 1, 2023
5. REPORTS FROM EXECUTIVE DIRECTOR
- 5.1 Development Activity – Status Review.
- Recommendation: Information/Discussion
6. MEETING OPEN FOR PUBLIC DISCUSSION
- 6.1 Public Housing resident concern regarding security/privacy cameras in Public Housing units.
7. MATTERS CONTINUED FOR DISCUSSION
8. SPECIAL REPORTS
- 8.1 CAHA Annual Conference: January 26-28, 2023, Sacramento, CA - Report from Ed Mayer, Executive Director and Larry Guanzon, Deputy Executive Director.
9. REPORTS FROM COMMISSIONERS
10. MATTERS INITIATED BY COMMISSIONERS
11. EXECUTIVE SESSION
12. COMMISSIONERS’ CALENDAR
- **2023 Washington Conference: NAHRO at 90 Advocate; March 22-24, 2023, Washington, DC**
 - **Next Meeting April 20, 2023**
 - **Save the Date: PSWRC-NAHRO – Annual Conference: May 22-25, 2023, Anaheim, CA**
13. ADJOURNMENT

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

MEETING MINUTES OF February 16, 2023

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 2:03 p.m.

1. ROLL CALL

Present for the Commissioners: Charles Alford, Randy Coy, Rich Ober, David Pittman, Sarah Richter, and Regina Sayles-Lambert: all attended in person with the exception of Commissioner Richter, 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.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Commissioner Ober moved that the Consent Calendar be accepted as presented, Commissioner Sayles-Lambert seconded. Commissioner Coy abstained from voting due to being new to the Commissioner role.

4. CORRESPONDENCE

- 4.1 Commissioner Appointment – Commissioner Randy Coy was appointed by the Butte County Board of Supervisors (BOS) as representative for BOS District 2.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Banyard Management – The HACB has an ongoing Corporate Services Agreement with Banyard Management. Banyard Management contracts with the HACB to perform two kinds of services; corporate services, to maintain the corporate entity, and other services, which include asset management and property improvement

management. The 2023 billing rates for the Housing Authority were adopted in the Consent Calendar. The resolution proposes renewal of the Services Agreement, applying the adopted 2023 billing rates, and proposing \$16,500 in corporate services and \$100,000 in other services.

RESOLUTION NO. 4886

Commissioner Sayles-Lambert moved that Resolution No. 4886 be adopted by reading of title only: “BANYARD MANAGEMENT SERVICES AGREEMENT 2023 BILLING RATES AND SERVICES AUTHORIZATIONS”. Commissioner Alford seconded. The vote in favor was unanimous.

- 5.2 Butte County Affordable Housing Development Corporation (BCAHDC) – The HACB has an ongoing Corporate Services Agreement with BCAHDC. BCAHDC contracts with the HACB to perform two kinds of service; corporate services to maintain the corporate entity, and other services, which includes asset management and property improvement management. As previously mentioned, the 2023 billing rates for the Housing Authority were adopted in the Consent Calendar. The resolution authorizes renewal of the Services Agreement, applying the adopted 2023 billing rates, and authorization of \$20,000 in proposed corporate services and \$200,000 in other services.

RESOLUTION NO. 4887

Commissioner Coy moved that Resolution No. 4887 be adopted by reading of title only: “BUTTE COUNTY AFFORDABLE HOUSING DEVELOPMENT CORPORATION MANAGEMENT SERVICES AGREEMENT 2023 BILLING RATES AND SERVICES AUTHORIZATIONS”. Commissioner Ober seconded. The vote in favor was unanimous.

- 5.3 HUD Programs Household Income Determination – HACB is required to adopt a Passbook Savings Rate annually for purposes of determining participant household income in the HUD Public Housing, Section 8, and other HACB-administered tenant based rental assistance programs where actual or imputed income from assets is considered in calculation of total household income. HACB Deputy Executive Director Larry Guanzon and Property Manager Juan Meza surveyed local banks to determine the average passbook savings rate, ultimately recommending use of the National Savings Rate, which is consistent with past agency practice. The recommendation is to set Passbook Savings Rate at 0.33%/year, effective March 1, 2023.

MOTION

Commissioner Ober moved to set Passbook Savings Rate at .33% effective March 1, 2023, for purposes of determining participating household income in the HUD Public Housing, Section 8 HCV, and related rental-assistance programs in which imputed income is utilized in calculation of household income. Commissioner Sayles-Lambert seconded. The vote in favor was unanimous.

- 5.4 Section 8 Housing Choice Voucher (HCV) – During the January 19, Board of Commissioners meeting a discussion was held regarding disposition strategy for remaining Project Based Vouchers (PBV) authority; a commitment of (30) PBV’s to a Willows project failed, as the project lost its site control. At this meeting the Board of Commissioners expressed its inclination to see the remaining thirty (30) vouchers committed to the Town of Paradise jurisdiction. This was justified given the magnitude of housing stock lost via the Camp Fire Disaster. The Commissioners directed staff to bring forward a final proposal for deployment of the vouchers at the February meeting. Following Board of Commissioners guidance, HACB Staff recommended issuance of a Section 8 PBV Request for Proposals (RFP) for project-basing the remaining thirty (30) vouchers in the Town of Paradise. Staff estimates the thirty remaining vouchers could be allocated to one or two more properties. PBV awards would be based on readiness to proceed and leveraging of vouchers in generation of affordable housing opportunity. The allocation of these remaining vouchers will cap-out HACB’s PBV utilization.

MOTION

Commissioner Sayles-Lambert moved to direct issuance of Section 8 Voucher program RFP for project-basing of vouchers in the Town of Paradise, emphasizing readiness to proceed and the leveraging of affordable housing opportunity. Commissioner Coy seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

2023 NorCal/Nevada NAHRO Conference “Back in the Saddle, Post-Pandemic” January 23-24, 2023, Napa, CA - HACB Deputy Executive Director Larry Guanzon, Administrative Operations Director Tamra Young, Section 8 Housing Manger Angie Little, Property Manager Juan Meza, and other HACB staff attended. The conference was the first in person conference since 2020, and provided insight for current and future trajectory of HUD programs. Tamra Young shared that Angie Little and her “divided and conquered” the conference offerings, and that she enjoyed the Section 8 round table discussion the most - it provided resolutions and creative ideas for common agency issues.

Executive Director Edward Mayer and Deputy Executive Director Larry Guanzon attended the CAHA Conference in Sacramento on January 26-28, a report out will be provided during the March 16, 2023 meeting.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

- **Next Meeting – March 16, 2023**
- **2023 Washington Conference: NAHRO at 90: ADVOCATE; March 22-24, 2023, Washington, D.C.**

13. ADJOURNMENT

Commissioner Ober moved that the meeting be adjourned. Commissioner Alford seconded. The meeting was adjourned at 2:40 p.m.

Dated: February 16, 2023.

David Pittman, Board Chair

ATTEST:

Edward S. Mayer, Secretary

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

Check Date	Check#	Vendor	Total Amount
2/28/2023	157021	v0004495 - Town of Paradise	-13,730.21
2/1/2023	157537	1873 - Vancouver Housing Authority	3,607.24
2/1/2023	157538	1875 - Lake County Housing Commission	340.62
2/1/2023	157539	1878 - King County Housing Authority	6,975.24
2/1/2023	157540	2065 - HA Of The City Of Roseville	5,222.82
2/1/2023	157541	2178 - HA Of The County Of Alameda	21,810.48
2/1/2023	157542	2388 - Housing Authority Of Portland OR	14,501.10
2/1/2023	157543	2434 - Housing Authority Of Snohomish County	4,137.24
2/1/2023	157544	2467 - Yolo County Housing	8,233.10
2/1/2023	157545	2514 - San Francisco Housing Authority	5,260.62
2/1/2023	157546	2931 - Orange County Housing Authority	26,846.34
2/1/2023	157547	3728 - Palm Beach County Housing Authority	2,189.62
2/1/2023	157548	3868 - County Of San Mateo Housing Authority	5,228.62
2/1/2023	157549	3996 - Spokane Housing Authority	590.62
2/1/2023	157550	4217 - Denton Housing Authority	2,176.62
2/1/2023	157551	4235 - Housing Authority Of The City Of Pittsburg	5,576.62
2/1/2023	157552	t0092543 - Washington	280.00
2/2/2023	157552	t0092543 - Washington	-280.00
2/1/2023	157553	v0000010 - CALIF. WTR. SER. ORO	150.00
2/1/2023	157554	v0000011 - CALIFORNIA WATER SERVICE	119.93
2/1/2023	157555	v0000031 - PG&E	6,420.00
2/2/2023	157555	v0000031 - PG&E	-6,420.00
2/1/2023	157556	v0000241 - WASTE MANAGEMENT	59.07
2/1/2023	157557	v0000882 - RSC Associates, Inc	2,227.00
2/1/2023	157558	v0004492 - Minol	34.00
2/1/2023	157559	v0004502 - Paramjit Johl	3,134.00
2/1/2023	157560	v0000031 - PG&E	280.00
2/2/2023	157562	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157563	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157564	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157565	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157566	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157567	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157568	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157569	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157570	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157571	v0000006 - Biggs Municipal Utilities	308.71
2/2/2023	157572	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157573	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157574	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157575	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157576	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157577	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157578	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157579	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157580	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157581	v0000006 - Biggs Municipal Utilities	129.40
2/2/2023	157582	v0000006 - Biggs Municipal Utilities	8.28
2/2/2023	157583	v0000007 - CITY OF CHICO (22332)	1,339.85
2/2/2023	157584	v0000010 - CALIF. WTR. SER. ORO	1,093.64
2/2/2023	157585	v0000011 - CALIFORNIA WATER SERVICE	5,306.72
2/2/2023	157586	v0000015 - A-1 Appliance	1,639.41
2/2/2023	157587	v0000017 - EAGLE SECURITY SYSTEMS	95.85
2/2/2023	157588	v0000031 - PG&E	1,821.59
2/2/2023	157589	v0000031 - PG&E	7,063.42
2/2/2023	157590	v0000031 - PG&E	244.39
2/2/2023	157591	v0000031 - PG&E	73.81
2/2/2023	157592	v0000031 - PG&E	57.29
2/2/2023	157593	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,375.99
2/2/2023	157594	v0000037 - Patrick Clark Consulting	112.50
2/2/2023	157595	v0000039 - TPx Communications	991.82
2/2/2023	157596	v0000047 - The Bank of New York Mellon Trust Co NA	2,785.00

2/2/2023	157597	v0000048 - Valero Fleet	627.72
2/2/2023	157598	v0000072 - Towne Flooring Center	1,816.94
2/2/2023	157599	v0000129 - Angela Little	45.65
2/2/2023	157600	v0000140 - COMCAST CABLE	158.74
2/2/2023	157601	v0000140 - COMCAST CABLE	237.18
2/2/2023	157602	v0000159 - Tamra C. Young	196.10
2/2/2023	157603	v0000213 - MI CASA EDUCATION, INC.	7,500.00
2/2/2023	157604	v0000241 - WASTE MANAGEMENT	141.33
2/2/2023	157605	v0000267 - OFFICE DEPOT INC	150.64
2/2/2023	157606	v0000357 - Yuba City	126.00
2/2/2023	157607	v0000357 - Yuba City	151.00
2/2/2023	157608	v0000402 - US Bank	373.23
2/2/2023	157609	v0000412 - Creative Composition, Inc.	199.87
2/2/2023	157610	v0000412 - Creative Composition, Inc.	204.85
2/2/2023	157611	v0000428 - Adecco Employment Services	2,176.02
2/2/2023	157612	v0000504 - Jiffy Lube, Inc.	208.85
2/2/2023	157613	v0000554 - GreatAmerica Financial Services	155.52
2/2/2023	157614	v0000631 - Hignell, Inc. dba Experts in Your Home	196,812.15
2/2/2023	157615	v0000669 - ROTO-ROOTER OROVILLE	215.00
2/2/2023	157616	v0000680 - MAINTENANCE PLUS	753.19
2/2/2023	157617	v0000680 - MAINTENANCE PLUS	147.50
2/2/2023	157618	v0000680 - MAINTENANCE PLUS	203.75
2/2/2023	157619	v0000680 - MAINTENANCE PLUS	897.16
2/2/2023	157620	v0000680 - MAINTENANCE PLUS	398.04
2/2/2023	157621	v0000680 - MAINTENANCE PLUS	481.69
2/2/2023	157622	v0000680 - MAINTENANCE PLUS	717.74
2/2/2023	157623	v0000680 - MAINTENANCE PLUS	816.26
2/2/2023	157624	v0000680 - MAINTENANCE PLUS	1,844.97
2/2/2023	157625	v0000680 - MAINTENANCE PLUS	1,646.49
2/2/2023	157626	v0000680 - MAINTENANCE PLUS	1,481.74
2/2/2023	157627	v0000680 - MAINTENANCE PLUS	1,748.52
2/2/2023	157628	v0000680 - MAINTENANCE PLUS	685.09
2/2/2023	157629	v0000680 - MAINTENANCE PLUS	1,674.94
2/2/2023	157630	v0000680 - MAINTENANCE PLUS	1,555.84
2/2/2023	157631	v0000680 - MAINTENANCE PLUS	1,155.07
2/2/2023	157632	v0000680 - MAINTENANCE PLUS	1,613.05
2/2/2023	157633	v0000680 - MAINTENANCE PLUS	751.04
2/2/2023	157634	v0000680 - MAINTENANCE PLUS	1,723.15
2/2/2023	157635	v0000680 - MAINTENANCE PLUS	1,706.98
2/2/2023	157636	v0000680 - MAINTENANCE PLUS	1,557.85
2/2/2023	157637	v0000695 - SPRINT	66.05
2/2/2023	157638	v0000773 - Clean Master	79.00
2/2/2023	157639	v0000773 - Clean Master	1,462.50
2/2/2023	157640	v0000773 - Clean Master	636.00
2/2/2023	157641	v0000793 - Verizon Wireless	1,162.27
2/2/2023	157642	v0000808 - S.E.C. 5 Private Security dba	1,680.00
2/2/2023	157643	v0000839 - Youth for Change	1,342.00
2/2/2023	157644	v0000845 - HMR Architects, Inc.	8,459.59
2/2/2023	157645	v0000882 - RSC Associates, Inc	1,139.99
2/2/2023	157646	V0003815 - Housing Authority Of The City Of Alameda	600.00
2/2/2023	157647	v0004479 - Netsys Systems, Inc.	10,080.00
2/2/2023	157648	v0004541 - Krysta Ramirez	121.26
2/6/2023	157649	t0007814 - Morrison	62.00
2/7/2023	157649	t0007814 - Morrison	-62.00
2/6/2023	157650	t0022629 - Fuller	0.00
2/6/2023	157651	t0024565 - Gonzalez Acosta	0.00
2/6/2023	157652	v0000011 - CALIFORNIA WATER SERVICE	163.00
2/6/2023	157653	v0000014 - Gridley Municipal Utilities	375.00
2/6/2023	157654	v0000031 - PG&E	504.00
2/6/2023	157655	v0000031 - PG&E	110.00
2/15/2023	157656	2388 - Housing Authority Of Portland OR	1,305.85
2/15/2023	157657	v0000006 - Biggs Municipal Utilities	192.00
2/15/2023	157658	v0000031 - PG&E	792.00
2/9/2023	157659	t0069695 - Mitchell	531.00
2/9/2023	157660	v0000031 - PG&E	41.00
2/16/2023	157661	t0026397 - Davidson	464.00

2/16/2023	157662	v0000010 - CALIF. WTR. SER. ORO	568.48
2/16/2023	157663	v0000015 - A-1 Appliance	1,252.80
2/16/2023	157664	v0000017 - EAGLE SECURITY SYSTEMS	485.15
2/16/2023	157665	v0000026 - Oroville Senior Associates LP	1,000.00
2/16/2023	157666	v0000031 - PG&E	5,510.18
2/16/2023	157667	v0000031 - PG&E	1,786.69
2/16/2023	157668	v0000031 - PG&E	431.95
2/16/2023	157669	v0000031 - PG&E	1,005.77
2/16/2023	157670	v0000031 - PG&E	61.32
2/16/2023	157671	v0000031 - PG&E	36.88
2/16/2023	157672	v0000031 - PG&E	8.37
2/16/2023	157673	v0000031 - PG&E	359.20
2/16/2023	157674	v0000031 - PG&E	66.56
2/16/2023	157675	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	531.36
2/16/2023	157676	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
2/16/2023	157677	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
2/16/2023	157678	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
2/16/2023	157679	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
2/16/2023	157680	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
2/16/2023	157681	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
2/16/2023	157682	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
2/16/2023	157683	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	334.56
2/16/2023	157684	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	196.80
2/16/2023	157685	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
2/16/2023	157686	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	796.54
2/16/2023	157687	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	157.44
2/16/2023	157688	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	314.88
2/16/2023	157689	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	78.72
2/16/2023	157690	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	432.96
2/16/2023	157691	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	590.40
2/16/2023	157692	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	585.98
2/16/2023	157693	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	314.01
2/16/2023	157694	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	23.18
2/16/2023	157695	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	35.86
2/16/2023	157696	v0000040 - Gregory P. Einhorn	270.00
2/16/2023	157697	v0000057 - OPER. ENG. LOCAL #3	660.00
2/16/2023	157698	v0000072 - Towne Flooring Center	1,999.58
2/16/2023	157699	v0000088 - The Home Depot Credit Services	6,699.26
2/16/2023	157700	v0000108 - AT&T	75.50
2/16/2023	157701	v0000113 - MILLER GLASS, INC.	1,084.05
2/16/2023	157702	v0000121 - United States Postal Service (CMRS-FP)	5,400.00
2/16/2023	157703	v0000129 - Angela Little	366.46
2/16/2023	157704	v0000140 - COMCAST CABLE	391.50
2/16/2023	157705	v0000140 - COMCAST CABLE	403.37
2/16/2023	157706	v0000140 - COMCAST CABLE	167.99
2/16/2023	157707	v0000149 - Susana Torres-Agustin	828.89
2/16/2023	157708	v0000157 - Two Men & A Truck, Inc.	1,416.21
2/16/2023	157709	v0000192 - Nan McKay & Associates, Inc.	75.00
2/16/2023	157710	v0000194 - SIERRA ROOFING COMPANY, INC.	327.00
2/16/2023	157711	v0000229 - InterWest Insurance Services, LLC	600.00
2/16/2023	157712	v0000235 - HD Supply Facilities Maintenance, Ltd.	7,096.42
2/16/2023	157713	v0000238 - Baker Distributing Company, Inc.	577.26
2/16/2023	157714	v0000240 - CIC	49.50
2/16/2023	157715	v0000240 - CIC	726.60
2/16/2023	157716	v0000240 - CIC	204.35
2/16/2023	157717	v0000241 - WASTE MANAGEMENT	1,828.95
2/16/2023	157718	v0000267 - OFFICE DEPOT INC	567.01
2/16/2023	157719	v0000297 - Valley Lock & Safe	689.39
2/16/2023	157720	v0000312 - Unum Life Insurance Company	1,110.97
2/16/2023	157721	v0000322 - Oroville Safe & Lock	43.30
2/16/2023	157722	v0000322 - Oroville Safe & Lock	67.31
2/16/2023	157723	v0000380 - Staples Business Credit	760.30
2/16/2023	157724	v0000401 - Plan B Professional Answering Services	123.00
2/16/2023	157725	v0000402 - US Bank	327.60
2/16/2023	157726	v0000428 - Adecco Employment Services	1,243.44
2/16/2023	157727	v0000436 - Enloe Medical Center	76.00

2/16/2023	157728	v0000459 - E Center	184.02
2/16/2023	157729	v0000469 - Thermalito Irrigation	296.48
2/16/2023	157730	v0000474 - Advanced Document	172.58
2/16/2023	157731	v0000474 - Advanced Document	112.10
2/16/2023	157732	v0000504 - Jiffy Lube, Inc.	282.66
2/16/2023	157733	v0000513 - CDW Government, Inc.	461.07
2/16/2023	157734	v0000599 - Access Information Holdings, LLC.	98.11
2/16/2023	157735	v0000599 - Access Information Holdings, LLC.	196.23
2/16/2023	157736	v0000631 - Hignell, Inc. dba Experts in Your Home	1,805.64
2/16/2023	157737	v0000669 - ROTO-ROOTER OROVILLE	155.00
2/16/2023	157738	v0000680 - MAINTENANCE PLUS	1,477.79
2/16/2023	157739	v0000680 - MAINTENANCE PLUS	743.87
2/16/2023	157740	v0000680 - MAINTENANCE PLUS	1,542.78
2/16/2023	157741	v0000680 - MAINTENANCE PLUS	1,670.52
2/16/2023	157742	v0000680 - MAINTENANCE PLUS	1,584.21
2/16/2023	157743	v0000680 - MAINTENANCE PLUS	1,685.46
2/16/2023	157744	v0000680 - MAINTENANCE PLUS	1,633.12
2/16/2023	157745	v0000680 - MAINTENANCE PLUS	1,688.45
2/16/2023	157746	v0000680 - MAINTENANCE PLUS	1,757.57
2/16/2023	157747	v0000680 - MAINTENANCE PLUS	1,604.73
2/16/2023	157748	v0000749 - Larry Guanzon	185.00
2/16/2023	157749	v0000769 - Douglas DeSoto	443.44
2/16/2023	157750	v0000773 - Clean Master	79.00
2/16/2023	157751	v0000795 - Richard's North State Pest Mgmt (dba)	297.50
2/16/2023	157752	v0000795 - Richard's North State Pest Mgmt (dba)	564.75
2/16/2023	157753	v0000795 - Richard's North State Pest Mgmt (dba)	616.75
2/16/2023	157754	v0000798 - Bidwell Title & Escrow Company	1,225.00
2/16/2023	157755	v0000801 - Chico Turf Plus, LLC	95.00
2/16/2023	157756	v0000806 - Cypress Dental Administrators	3,259.27
2/16/2023	157757	v0000807 - David Pittman	50.00
2/16/2023	157758	v0000821 - Golden State Risk Management Authority	27,696.00
2/16/2023	157759	v0000829 - Armed Guard Private Security, Inc	300.00
2/16/2023	157760	v0000839 - Youth for Change	26.81
2/16/2023	157761	v0000845 - HMR Architects, Inc.	3,253.45
2/16/2023	157762	v0000859 - Richard H. Ober	50.00
2/16/2023	157763	v0000863 - Nor-Cal Landscape Maintenance dba	12,030.00
2/16/2023	157764	v0000866 - Charles Alford	50.00
2/16/2023	157765	v0000882 - RSC Associates, Inc	832.07
2/16/2023	157766	v0000886 - Candelario Ace Hardware dba	19.27
2/16/2023	157767	v0000887 - Grimes Heating & Air Inc	195.00
2/27/2023	157767	v0000887 - Grimes Heating & Air Inc	-195.00
2/16/2023	157768	v0000888 - Sarah Richter	50.00
2/16/2023	157769	v0000889 - Regina Sayles-Lambert	50.00
2/16/2023	157770	v0000908 - Regina Sayles-Lambert	25.15
2/16/2023	157771	v0001029 - Sierra Village Project Partner LP	1,000.00
2/16/2023	157772	v0001075 - Ash-Armstrong	1,000.00
2/16/2023	157773	V0001523 - Ilse Arellano	1,000.00
2/16/2023	157774	V0001687 - Campbell Commons Associates	500.00
2/16/2023	157775	v0002692 - Vaught, Inc Db a Locale Residential	500.00
2/16/2023	157776	v0002750 - Mohammad Moghaddam	1,000.00
2/16/2023	157777	v0002857 - Orland Apartments LP	500.00
2/16/2023	157778	v0003078 - Youth For Change	500.00
2/16/2023	157779	v0003960 - Chico Housing Action Team	500.00
2/16/2023	157780	v0003981 - The 0312 Ramona Apts, LP	500.00
2/16/2023	157781	v0004094 - Atmore Real Estate Services	2,040.00
2/16/2023	157782	v0004116 - Arbor Manor Senior Cottage Homes, LLC	500.00
2/16/2023	157783	v0004117 - Acacia Residentials, LLC	500.00
2/16/2023	157784	v0004254 - Lava Ridge Apartments	2,000.00
2/16/2023	157785	v0004500 - WiME, Inc. dba Sheraton Real Estate Management - Ruby Properties	500.00
2/16/2023	157786	v0004543 - Joseph Young	803.60
2/16/2023	157787	v0004546 - Taylor Gonzalez	185.00
2/16/2023	157788	v0004547 - Laura Rapozo-Davis	300.00
2/16/2023	157789	v0004549 - Randy Coy	50.00
2/21/2023	157791	v0000430 - HARRP (Lockbox)	526.39
2/21/2023	157792	v0000672 - American Bankers Ins. Co. of FL	57,814.00
2/21/2023	157793	v0000882 - RSC Associates, Inc	5,000.00

2/10/2023	2102023	v0000891 - Paylocity	27,633.28
2/15/2023	2152023	v0000799 - Benefit Resource, Inc.	575.00
2/20/2023	2202023	v0000891 - Paylocity	1,151.50
2/27/2023	2272023	v0000181 - Empower	2,145.00
2/13/2023	2302895	v0000059 - CalPERS	30,149.58
2/13/2023	2302896	v0000059 - CalPERS	10,407.19
2/13/2023	2302897	v0000059 - CalPERS	5,078.44
2/13/2023	2302898	v0000059 - CalPERS	490.00
2/24/2023	1002311163	v0000059 - CalPERS	10,189.38
2/24/2023	1002311164	v0000059 - CalPERS	5,227.51
2/24/2023	1002311165	v0000059 - CalPERS	490.00
<hr/>			
TOTAL			2,304,743.23

Housing Authority of the County of Butte
BALANCE SHEET
January 31, 2023

CUMULATIVE

ASSETS

Current Assets

Cash - Unrestricted	3,270,732
Cash - Other Restricted	1,223,766
Cash - Tenant Security Deposits	337,016
Account Receivable - Current	345,201
Note Receivable - Current Portion	46,157
Investments - Unrestricted	1,825,475
Investments - Restricted	11,405,184
Inventory	25,939
Prepaid Expenses	336,304

Total Current Assets **18,815,774**

Fixed Assets

Fixed Assets & Accumulated Depreciation	26,897,116
---	------------

Total Fixed Assets **26,897,116**

Other Non-Current Assets

Notes Loans & Mortgages Receivable	1,965,372
Deferred Outflows - GASB 68 & 75	712,666
Safety Deposit Box, Key Deposit	10
Investment in Limited Partnerships	3,820,117

Total Other Non-Current Assets **6,498,165**

TOTAL ASSETS **52,211,054**

LIABILITIES

Current Liabilities

Accounts Payable	77,371
Accrued Payroll Liabilities	212,878
Accrued Interest Payable	392,368
Tenant Security Deposits	329,034
Deferred Revenue	60,651
Long Term Debt - Current Portion	336,738
Accrued Liabilities - Other	666,504

Total Current Liabilities **2,075,543**

Long-Term Liabilities

Deferred Inflows - GASB 68 & 75	119,279
Other Post Retirement Ben-Net GASB 75	243,914
Unfunded Pension Liability - GASB 68	3,733,706
Long-Term Debt	13,464,527
Non-Current Liability - Other (FSS)	41,847

Total Long-Term Liabilities **17,603,273**

TOTAL LIABILITIES **19,678,816**

NET POSITION

Beginning Net Position	29,569,518
Retained Earnings	2,962,720

TOTAL NET POSITION **32,532,239**

TOTAL LIABILITIES AND NET POSITION **52,211,054**

Housing Authority of the County of Butte
CONSOLIDATED INCOME STATEMENT
January 31, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	344,394	368,267	23,874	1,510,866	1,473,069	(37,796)	0.00%
Tenant Charges	7,811	5,241	(2,569)	31,659	20,965	(10,694)	0.00%
Laundry Revenue	2,043	2,747	704	10,830	10,987	157	0.00%
HUD Grant Revenue	2,641,729	1,929,962	(711,767)	7,640,414	7,719,847	79,433	32.99%
Other Grant Revenue	172,976	0	172,976	509,241	0	509,241	0.00%
Investment Income-unrestricted	3	698	695	9	2,791	2,782	0.11%
Investment Income - restricted	0	5,917	5,917	0	23,667	23,667	0.00%
Fraud Recovery	820	4,167	3,347	5,388	16,667	11,279	10.78%
Other Income	10,426	50,558	40,132	69,506	202,233	132,727	11.46%
TOTAL REVENUES	3,180,202	2,367,556	(466,694)	9,777,913	9,470,225	710,794	34.42%
Administrative Employee Salaries	90,740	194,380	103,640	501,423	777,521	276,098	21.50%
Audit Fee	0	4,542	4,542	0	18,167	18,167	0.00%
Advertising & Marketing	292	1,823	1,531	1,051	7,290	6,239	4.80%
Admin Fringe Benefits & Taxes	44,856	104,718	59,862	232,888	418,872	185,984	18.53%
Office Expenses	22,227	25,016	2,789	84,055	100,065	16,010	28.00%
Legal Expenses	0	4,992	4,992	6,150	19,967	13,817	10.27%
Travel	0	10,360	10,360	10	41,438	41,428	0.01%
Allocated Overhead	48,334	100,704	52,370	210,932	402,817	191,885	17.45%
Other Admin Expenses	50,598	55,902	5,303	203,190	223,606	20,416	30.29%
Total Operating Admin Costs	257,047	502,436	245,389	1,239,699	2,009,743	770,044	20.56%
Tenant Services - Salaries	3,579	8,375	4,796	27,579	33,500	5,921	27.44%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	1,756	3,763	2,007	10,299	15,051	4,752	22.81%
Resident Services MISC	9,110	22,329	13,219	70,505	89,315	18,810	26.31%
Total Tenant Services	14,445	34,467	20,022	108,383	137,866	29,484	26.20%
Water	10,597	18,762	8,165	68,358	75,047	6,689	30.36%
Electricity	3,010	9,532	6,522	22,666	38,127	15,461	19.82%
Gas	2,064	1,995	(70)	7,886	7,978	92	32.95%
Sewer	20,862	18,469	(2,393)	72,316	73,875	1,559	32.63%
Total Utilities - Project	36,533	48,757	12,224	171,226	195,027	23,801	29.27%
Maintenance Salaries	22,591	40,232	17,641	114,112	160,929	46,817	23.64%
Maintenance Materials	13,509	12,929	(581)	42,738	51,715	8,977	27.55%
Maintenance Contract Costs	89,222	92,304	3,082	445,546	369,216	(76,330)	40.22%
Maintenance Fringe Benefits	791	18,542	17,751	37,946	74,169	36,223	17.05%
Total Maintenance Costs	126,113	164,007	37,894	640,342	656,029	15,687	32.54%
Protective Services	3,169	4,943	1,774	8,930	19,770	10,840	15.06%
Insurance-Liability/Property/Auto	36,511	37,548	1,037	134,253	150,192	15,939	29.80%
Other General Expenses	36,111	8,100	(28,011)	463,397	32,400	(430,997)	476.75%
PILOT	9,042	9,667	625	32,614	38,669	6,055	28.11%
Bad Debt - Tenant	0	5,683	5,683	(231)	22,733	22,964	-0.34%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	28,870	28,870	26,401	115,480	89,079	7.62%
Total Other Operating Expenses	84,833	94,811	9,978	665,364	379,245	(286,119)	58.48%
Maintenance - Extraordinary	0	0	0	72,222	0	72,222	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,542,745	1,562,206	19,461	5,850,462	6,248,825	398,363	31.21%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,672,731	1,562,206	19,461	5,922,684	6,248,825	470,585	31.59%
TOTAL EXPENSES	2,191,702	2,406,684	344,968	8,747,698	9,626,735	1,023,481	30.29%
RETAINED EARNINGS	988,499	(39,128)	(1,027,627)	1,030,215	(156,510)	(312,687)	4.13%

Housing Authority of the County of Butte
SECTION 8 INCOME STATEMENT
January 31, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	0	0	0	0	0	0	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	1,966,927	1,723,289	(243,638)	6,597,334	6,893,157	295,823	31.90%
Other Grant Revenue	172,976	0	336,265	509,241	0	672,530	0.00%
Investment Income-unrestricted	0	150	150	0	600	600	0.00%
Investment Income - restricted	0	4,167	4,167	0	16,667	16,667	0.00%
Fraud Recovery	820	4,167	3,347	3,104	16,667	13,563	6.21%
Other Income	0	625	625	16,921	2,500	(14,421)	225.61%
TOTAL REVENUES	2,140,723	1,732,398	100,916	7,126,600	6,929,590	984,761	34.28%
Administrative Employee Salaries	56,908	59,583	2,675	251,548	238,333	(13,215)	35.18%
Audit Fee	0	1,800	1,800	0	7,200	7,200	0.00%
Advertising & Marketing	0	417	417	0	1,667	1,667	0.00%
Admin Fringe Benefits & Taxes	18,079	31,758	13,679	86,941	127,032	40,091	22.81%
Office Expenses	14,947	10,833	(4,114)	38,485	43,333	4,848	29.60%
Legal Expenses	0	1,250	1,250	10,673	5,000	(5,673)	71.15%
Travel	0	2,492	2,492	0	9,967	9,967	0.00%
Allocated Overhead	40,000	42,769	2,769	160,000	171,077	11,077	31.18%
Other Admin Expenses	3,646	21,805	18,159	29,058	87,221	58,163	11.11%
Total Operating Admin Costs	133,580	172,707	39,127	576,705	690,829	114,124	27.83%
Tenant Services - Salaries	0	4,000	4,000	7,000	16,000	9,000	14.58%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	0	1,600	1,600	2,400	6,400	4,000	12.50%
Resident Services MISC	8,902	16,917	8,015	9,702	67,667	57,965	4.78%
Total Tenant Services	8,902	22,517	13,615	19,102	90,067	70,965	7.07%
Water	35	133	98	396	533	137	24.75%
Electricity	0	1,092	1,092	3,737	4,367	630	28.52%
Gas	0	83	83	39	333	294	3.93%
Sewer	19	125	106	76	500	424	5.07%
Total Utilities - Project	54	1,433	1,379	4,248	5,733	1,485	24.70%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	196	417	221	1,952	1,667	(286)	39.05%
Maintenance Contract Costs	870	917	47	14,948	3,667	(11,282)	135.89%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	1,066	1,333	267	16,901	5,333	(11,567)	105.63%
Protective Services	1,054	267	(787)	1,324	800	(524)	41.38%
Insurance-Liability/Property/Auto	374	585	211	959	1,755	796	13.66%
Other General Expenses	1,561	5,167	3,606	8,994	15,500	6,506	14.51%
PILOT	0	0	0	0	0	0	0.00%
Bad Debt - Tenant	0	0	0	0	0	0	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
Total Other Operating Expenses	2,989	6,018	3,029	11,277	18,055	6,778	15.61%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,542,745	1,549,290	6,545	5,850,260	6,197,158	346,898	31.47%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,542,745	1,549,290	6,545	5,850,260	6,197,158	346,898	0.314674
TOTAL EXPENSES	1,689,336	1,753,299	63,963	6,478,493	7,007,176	528,683	30.79%
RETAINED EARNINGS	451,387	(20,901)	(472,288)	648,107	(77,586)	456,078	3.49%

Housing Authority of the County of Butte
HOUSING-ALL INCOME STATEMENT
January 31, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	33.33 % Used
Dwelling Rent	134,141	123,120	(11,021)	528,154	492,480	(35,674)	35.75%
Tenant Charges	237	3,333	3,096	919	13,333	12,415	2.30%
Laundry Revenue	614	1,333	719	1,855	5,333	3,478	11.60%
HUD Grant Revenue	145,932	107,363	(38,568)	483,586	429,453	(54,133)	37.53%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	383	383	0	1,533	1,533	0.00%
Investment Income - restricted	0	0	0	0	0	0	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	0	200	200	904	800	(104)	37.66%
TOTAL REVENUES	280,924	235,733	(45,191)	1,015,418	942,933	(72,485)	35.90%
Administrative Employee Salaries	32,156	37,500	5,344	194,703	150,000	(44,703)	43.27%
Audit Fee	0	267	267	0	1,067	1,067	0.00%
Advertising & Marketing	0	750	750	0	3,000	3,000	0.00%
Admin Fringe Benefits & Taxes	25,956	19,988	(5,969)	112,545	79,950	(32,595)	46.92%
Office Expenses	6,731	5,000	(1,731)	22,709	20,000	(2,709)	37.85%
Legal Expenses	0	1,250	1,250	0	5,000	5,000	0.00%
Travel	0	583	583	0	2,333	2,333	0.00%
Allocated Overhead	7,905	37,809	29,904	117,905	151,236	33,331	25.99%
Other Admin Expenses	1,940	4,870	2,930	23,120	19,480	(3,640)	39.56%
Total Operating Admin Costs	74,688	108,017	33,329	470,982	432,066	(38,916)	36.34%
Tenant Services - Salaries	0	0	0	0	0	0	0.00%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	0	0	0	0	0	0	0.00%
Resident Services MISC	0	719	719	254	2,875	2,621	2.94%
Total Tenant Services	0	719	719	254	2,875	2,621	2.94%
Water	5,993	10,833	4,840	46,910	43,333	(3,577)	36.08%
Electricity	1,188	2,417	1,229	11,123	9,667	(1,456)	38.35%
Gas	646	500	(146)	2,789	2,000	(789)	46.48%
Sewer	9,863	10,108	245	23,787	40,433	16,647	19.61%
Total Utilities - Project	17,690	23,858	6,168	84,608	95,433	10,825	29.55%
Maintenance Salaries	22,591	31,445	8,854	107,658	125,778	18,120	28.53%
Maintenance Materials	7,137	10,417	3,280	22,275	41,667	19,392	17.82%
Maintenance Contract Costs	22,687	27,429	4,742	77,608	109,715	32,107	23.58%
Maintenance Fringe Benefits	791	17,609	16,818	27,621	70,436	42,815	13.07%
Total Maintenance Costs	53,206	86,899	33,693	235,162	347,596	112,434	22.55%
Protective Services	2,115	2,333	218	7,267	9,333	2,066	25.95%
Insurance-Liability/Property/Auto	15,676	21,628	5,952	43,352	86,513	43,161	16.70%
Other General Expenses	0	250	250	0	1,000	1,000	0.00%
PILOT	9,042	9,375	333	16,266	37,500	21,234	14.46%
Bad Debt - Tenant	0	4,167	4,167	0	16,667	16,667	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
Total Other Operating Expenses	26,833	37,753	10,920	66,885	151,013	84,128	14.76%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	0	0	0	0	0	0	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	0	0	0	0	0	0	0.00%
TOTAL EXPENSES	172,417	257,246	84,829	857,891	1,028,983	171,092	27.79%
RETAINED EARNINGS	108,507	(21,513)	(130,019)	157,527	(86,050)	(243,577)	8.10%

Housing Authority of the County of Butte
CAPITAL FUNDS INCOME STATEMENT
January 31, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	33.33 % Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	0	0	0	0	0	0	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	528,871	92,771	(436,099)	648,082	371,085	(276,996)	58.21%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	0	0	0	0	0	0.00%
Investment Income - restricted	0	0	0	0	0	0	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	0	0	0	0	0	0	0.00%
TOTAL REVENUES	528,871	92,771	(436,099)	648,082	371,085	(276,996)	58.21%
Administrative Employee Salaries	1,676	12,500	10,824	10,736	50,000	39,264	7.16%
Audit Fee	0	0	0	0	0	0	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	821	6,663	5,842	8,201	26,650	18,449	10.26%
Office Expenses	72	333	261	1,305	1,333	28	32.63%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	196	196	0	783	783	0.00%
Allocated Overhead	429	1,697	1,268	3,951	6,789	2,838	0.00%
Other Admin Expenses	0	208	208	0	833	833	0.00%
Total Operating Admin Costs	2,998	21,597	18,599	24,193	86,389	62,196	9.33%
Tenant Services - Salaries	0	0	0	0	0	0	0.00%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	0	0	0	0	0	0	0.00%
Resident Services	0	0	0	0	0	0	0.00%
Total Tenant Services	0	0	0	0	0	0	0.00%
Water	0	0	0	0	0	0	0.00%
Electricity	0	0	0	0	0	0	0.00%
Gas	0	0	0	0	0	0	0.00%
Sewer	0	0	0	0	0	0	0.00%
Total Utilities - Project	0	0	0	0	0	0	0.00%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	0	0	0	0	0	0.00%
Maintenance Contract Costs	14,719	0	14,719	38,791	0	38,791	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	14,719	0	14,719	38,791	0	38,791	0.00%
Protective Services	0	0	0	0	0	0	0.00%
Insurance-Liability/Property/Auto	0	0	0	0	0	0	0.00%
Other General Expenses	0	0	0	0	0	0	0.00%
PILOT	0	0	0	0	0	0	0.00%
Bad Debt - Tenant	0	0	0	0	0	0	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
Total Other Operating Expenses	0	0	0	0	0	0	0.00%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	0	0	0	0	0	0	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	0	0	0	0	0	0	0.00%
TOTAL EXPENSES	17,717	21,597	33,318	62,984	86,389	100,987	24.30%
RETAINED EARNINGS	511,154	71,174	(469,418)	585,098	284,696	(377,984)	33.91%

Housing Authority of the County of Butte
ROSS GRANT (FSS) INCOME STATEMENT
January 31, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	33.33 % Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	0	0	0	0	0	0	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	0	6,538	6,538	13,312	26,151	12,839	16.97%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	0	0	0	0	0	0.00%
Investment Income - restricted	0	0	0	0	0	0	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	0	0	0	0	0	0	0.00%
TOTAL REVENUES	0	6,538	6,538	13,312	26,151	12,839	16.97%
Administrative Employee Salaries	0	0	0	0	0	0	0.00%
Audit Fee	0	0	0	0	0	0	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	0	0	0	0	0	0	0.00%
Office Expenses	0	0	0	0	0	0	0.00%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	0	0	0	0	0	0.00%
Allocated Overhead	0	0	0	0	0	0	0.00%
Other Admin Expenses	0	0	0	0	0	0	0.00%
Total Operating Admin Costs	0	0	0	0	0	0	0.00%
Tenant Services - Salaries	3,579	4,375	796	21,993	17,500	(4,493)	41.89%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	1,756	2,163	407	5,896	8,651	2,755	22.72%
Resident Services MISC	0	0	0	0	0	0	0.00%
Total Tenant Services	5,335	6,538	1,203	27,889	26,151	(1,738)	35.55%
Water	0	0	0	0	0	0	0.00%
Electricity	0	0	0	0	0	0	0.00%
Gas	0	0	0	0	0	0	0.00%
Sewer	0	0	0	0	0	0	0.00%
Total Utilities - Project	0	0	0	0	0	0	0.00%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	0	0	0	0	0	0.00%
Maintenance Contract Costs	0	0	0	0	0	0	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	0	0	0	0	0	0	0.00%
Protective Services	0	0	0	0	0	0	0.00%
Insurance-Liability/Property/Auto	0	0	0	0	0	0	0.00%
Other General Expenses	0	0	0	0	0	0	0.00%
PILOT	0	0	0	0	0	0	0.00%
Bad Debt - Tenant	0	0	0	0	0	0	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
Total Other Operating Expenses	0	0	0	0	0	0	0.00%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	0	0	0	0	0	0	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	0	0	0	0	0	0	0
TOTAL EXPENSES	5,335	6,538	1,203	27,889	26,151	(1,738)	35.55%
RETAINED EARNINGS	(5,335)	0	5,335	(14,577)	0	14,577	-18.58%

Gridley Farm Labor Housing January 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)	461,632	473,792	(12,160)
Rental Assistance	53,881	-	53,881	216,787	-	216,787
Laundry Income	191	217	(26)	626	867	(241)
Other Tenant Income	199	92	107	853	367	486
Interest Income	29	3	26	75	10	65
Restricted Reserve Interest Income	9	-	9	32	-	32
Total Rental & Other Project Income:	169,717	118,759	50,958	680,005	475,035	204,970
Vacancy & Other Deductions						
Vacancies	26,363	23,143	3,220	99,095	92,572	6,523
Manager's Unit	1,230	1,230	-	4,920	4,920	-
Utility Allowance	124	-	124	637	-	637
Rent Subsidy	53,881	-	53,881	216,787	-	216,787
Total Vacancy & Other Deductions	81,598	24,373	57,225	321,439	97,492	(223,947)
Total Project Income	88,119	94,386	(6,267)	358,566	377,544	(18,978)
Project Expenses:						
Total O&M Expense:	10,966	35,903	(24,938)	83,819	143,613	(59,794)
Total Utilities:	3,311	10,841	(7,530)	11,738	43,364	(31,626)
Total Administrative Expense:	11,388	15,387	(3,999)	50,117	61,548	(11,431)
Total Taxes & Insurance Expense:	6,841	8,510	(1,670)	31,843	34,041	(2,198)
Total Other Taxes & Insurance:	1,738	5,356	(3,618)	6,610	21,424	(14,814)
Total Other Project Expenses:	2,022	2,158	(137)	10,320	8,633	1,687
Total Mortgage & Owner's Expense:	16,059	16,059	0	64,236	64,234	2
Total Expenses:	52,324	94,214	(41,890)	258,683	376,857	(118,175)
Net Profit (Loss)	35,794	172	35,623	99,883	686	99,197
Reserve Activity						
Authorized Reserve - Other	-	-	-	10,450	-	(10,450)
Total Reserve Activity	-	-	-	10,450	-	(10,450)

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
CALENDAR YEAR 2023**

HACB FINANCIAL DATA													
ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING ADMIN RESERVES	1,730,393												1,730,393
BEG. INVESTED IN CAPITAL ASSETS	0												0
HUD ADMIN FEE REVENUE	163,219												163,219
FRAUD RECOVERY	820												820
INTEREST INCOME / GAIN or LOSS INV	0												0
DEPRECIATION (reduces Capital Assets)	0												0
BAD DEBT-ADMIN / OPEB YE Adj	0												0
ADMINISTRATIVE EXPENDITURES	-16,034												-16,034
ENDING ADMIN RESERVE BALANCE	1,878,398												1,878,398
YTD Change in Admin.	148,005	-1,730,393	-1,730,393	-1,730,393	-1,730,393	-1,730,393	-1,730,393	-1,730,393	-1,730,393	-1,730,393	-1,730,393	-1,730,393	148,005
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	-229,579												-229,579
HUD HAP REVENUE	1,898,792												1,898,792
FRAUD RECOVERY	820												820
FSS FORFEITURES	0												0
BAD DEBT-HAP	0												0
HOUSING ASSISTANCE PAYMENTS	-1,427,338												-1,427,338
ENDING HAP RESERVE BALANCE	242,695	0	0	0	0	0	0	0	0	0	0	0	242,695
YTD Change in HAP	472,274	229,579	229,579	229,579	229,579	229,579	229,579	229,579	229,579	229,579	229,579	229,579	472,274
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
HAP EXPENDITURES (Current Month)	1,443,372												1,443,372
CY 2023 HAP BUDGET UTILIZATION	92%												92%
BUDGET AVAILABLE (YTD)	1,564,988												1,564,988
TOTAL HAP EXPENDITURES (YTD)	1,443,372												1,443,372
BUDGET REMAINING (YTD)	121,616												121,616
UNITS LEASED SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
UNITS LEASED (1st of Mo.)	2,110												2,110
UNIT MONTH'S AVAILABLE	2,236												2,236
OVER or (UNDER) LEASED	-126	0	0	0	0	0	0	0	0	0	0	0	-126
CY 2023 VOUCHER UTILIZATION	94%												94%
CY 2022 VOUCHER UTILIZATION	88%												88%
CY 2023 AVERAGE HAP	684												684
CY 2022 AVERAGE HAP	655												655

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

HOUSING CHOICE VOUCHER (SECTION 8)

UTILIZATION SUMMARY REPORT

ROLLING 12 MONTH ANALYSIS

UNITS LEASED SUMMARY	MAR'23	FEB'23	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22	JUL'22	JUN'22	MAY'22	APR'22
BUTTE												
ACC UNIT MONTHS	1973	1973	1973	1973	1973	1973	1955	1955	1955	1955	1955	1955
CURRENT LEASED	1977	1943	1937	1917	1889	1885	1892	1877	1870	1866	1849	1832
VOUCHER UTILIZATION %	100.20%	98.48%	98.18%	97.16%	95.74%	95.54%	96.78%	96.01%	95.65%	95.45%	94.58%	93.71%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	62	63	62	62	61	61	61	62	62	63	64	65
VOUCHER UTILIZATION %	71.26%	72.41%	71.26%	71.26%	70.11%	70.11%	70.11%	71.26%	71.26%	72.41%	73.56%	74.71%
VASH												
ACC UNIT MONTHS	194	194	194	194	194	194	194	194	194	194	194	194
CURRENT LEASED	128	120	120	116	117	116	115	113	112	110	112	110
VOUCHER UTILIZATION %	65.98%	61.86%	61.86%	59.79%	60.31%	59.79%	59.28%	58.25%	57.73%	56.70%	57.73%	56.70%
TOTAL												
ACC UNIT MONTHS	2254	2254	2254	2254	2254	2254	2236	2236	2236	2236	2236	2236
CURRENT LEASED	2167	2126	2119	2095	2067	2062	2068	2052	2044	2039	2025	2007
VOUCHER UTILIZATION %	96.14%	94.32%	94.01%	92.95%	91.70%	91.48%	92.49%	91.77%	91.41%	91.19%	90.56%	89.76%

HAP SUMMARY*	MAR'23	FEB'23	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22	JUL'22	JUN'22	MAY'22	APR'22
ACC BUDGET	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,592,983	\$ 1,592,983	\$ 1,592,983	\$ 1,592,983	\$ 1,592,983	\$ 1,592,983	\$ 1,592,983	\$ 1,592,983	\$ 1,592,983
ACTUAL HAP	\$ 1,434,546	\$ 1,434,179	\$ 1,441,953	\$ 1,407,878	\$ 1,273,115	\$ 1,347,437	\$ 1,321,908	\$ 1,336,757	\$ 1,311,614	\$ 1,312,171	\$ 1,300,837	\$ 1,294,633
PER UNIT COST	\$ 662	\$ 675	\$ 680	\$ 672	\$ 616	\$ 653	\$ 639	\$ 651	\$ 642	\$ 644	\$ 642	\$ 645
BUDGET UTILIZATION %	85.00%	84.98%	85.44%	88.38%	79.92%	84.59%	82.98%	83.92%	82.34%	82.37%	81.66%	81.27%

ACTIVITY SUMMARY	MAR'23	FEB'23	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22	JUL'22	JUN'22	MAY'22	APR'22
# PORT IN BILLED	0	0	0	0	0	0	0	0	0	0	0	0
#PORT OUT UNDER CONTRACT	49	42	41	40	33	32	32	33	29	28	29	30
ZERO HAP	23	24	18	21	20	29	24	22	26	27	27	19
UTILITY ASSISTANCE PAYMENTS	105	104	109	105	107	107	105	98	101	106	102	96
NEW ADMISSIONS	**	22	29	35	33	31	24	48	38	40	29	49
INITIAL VOUCHERS SEARCHING	135	157	174	212	295	244	267	301	263	273	263	252
ACTUAL/ESTIMATED EOP	15	8	12	10	22	16	12	14	18	25	15	16
REMAIN ON WAITING LIST	1587	97	165	305	617	702	761	943	1047	1585	1753	1892

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

**No data.

March 10, 2023

Memo

To: HACB Board of Commissioners

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

Subject: Section 8 Housing Choice Voucher Program
Wait List Opening - January 1 to February 13, 2023

The agency opened its Section 8 Wait List for applicants for the first time in two years. A lottery was used to select 1,500 applicants for program participation; the selected list reflects the demographics of those who applied. The following details the opening, including the magnitude, demographics, and expression of need:

	<u>Total Applications received:</u>	8,638	100%
Total Applications received from Butte/Glenn County jurisdiction:	2,595	30%	
Total Applications received from outside jurisdiction, but within California:	2,565	30%	
Total Applications received from outside California:	3,478	40%	

Number of Applications from:

Disabled:	1,698	19.7%
Elderly 62+:	616	7.1%
Displaced:	1,026	11.9%
Homeless:	3,453	40.0%

Persons in Households Applying: 19,460

Household Size:

1-Person:	4,037	46.7%
2-Person:	1,742	20.2%
3-Person:	1,221	14.1%
4-Person:	746	8.6%
5 + Person:	892	10.0%

Number of Applications from:

Chico:	1,316	15.2%
Paradise:	67	0.8%
Oroville:	843	9.8%
Gridley:	52	0.6%
Biggs:	26	0.3%
Orland:	71	0.8%
Willows:	65	0.8%
Durham:	19	0.2%
Magalia:	75	0.9%

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
VACANCY REPORT AS OF THE 1ST OF THE MONTH
2023**

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	%
Mar-23	18**	0	0	0	0	0	1	1	12***	0	0	2	98.9%
Feb-23	18**	0	0	0	0	0	0	2	12***	0	0	2	98.9%
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%

* 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	%
Mar-23	1	0	3	3	2	0	1	10	97.1%
Feb-23	1	0	3	3	1	0	1	9	97.4%
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%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Mar-23	5
Feb-23	4
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

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Mar-23	3	0	1	2
Feb-23	2	0	2	2
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

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	20 Transfer list	6+	377	6+	358	6+
2	269	2+			150	2+
3	160	1+	140	1+	111	2+
4	56	5+			22	4+
5					6	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	76		55	2
2	14	7			7	
3	4	2	2	6	1	
4	1	4+			0	
5					0	

MEMO

Date: March 10, 2023

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

As of March 10, 2023, the status of HACB construction activity follows:

2020A Bond Activity - 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 conducted to identify renovation work at the six (6) properties financially leveraged for the Bond issuance is being completed by property manager RSC Associates through the course of operations, supported by the architect who provides specifications for materials and products.
 - As of this writing, \$398,818 of renovation work has been completed out of the \$1,186,684 Operations project budget.
 - The fifth Disbursement of 2020A Bond proceeds has been submitted, where \$533,918.44 has been requisitioned. To date, a total of \$2,614,522.64 has been requisitioned for reimbursement, from the original \$9,503,643.90 in issuance funds.

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 twenty-one (21) recorded rain days, which have prevented the exterior siding work from progressing. The framing-related issues are actively being addressed and corrected as they are discovered.
- As of this writing, there have been \$14,314 in additional costs to correct framing-related issues, dry rot and other miscellaneous repairs. An unexpected repair to Unit 5 due to vehicular damage cost an additional \$5,714. The HACB elected to add coaxial wiring to the 'Spare Room' located at the rear of the garage at all units for \$20,602. Lastly, it has been determined that the existing stucco system has failed at the rear of Units 21 and 25, and the cost to re-apply a new stucco system cost an additional \$23,904. It is expected that additional conditions will be uncovered as the crew progresses. Any additional costs are offset by the project contingency, which is anticipated to cover the contingencies.
- Weather conditions have greatly improved, which has allowed for forward progress on the construction activities.

March 10, 2023
HACB Construction Status Memo
pg. 1

- Completion is slated for the end of June 2023, barring any further unforeseen conditions or weather-related delays.

Progress photos are included on the following page.

Evanswood Estates Exterior Modernization, Oroville: (Continued)



Scaffolding in place near Unit 360



Stucco Color Coat Complete at Unit 5



New Siding and Trim Installation at Unit 17



New Siding and Trim Installation at Unit 21



New Siding and Trim Installation at Unit 33



New Siding and Trim Installation at Unit 41

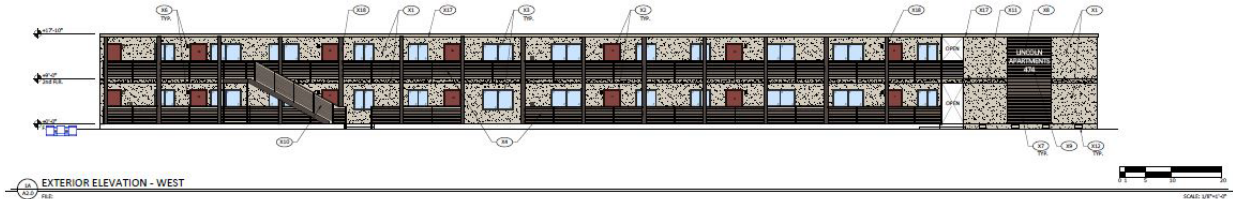
Kathy Court Apartments, Paradise: *Reconstruction of the Kathy Court Apartments, 12-unit, two story apartment building consisting of 2 one-bedroom, 8 two-bedroom, and 2 three-bedroom residential units.*

- 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.
- The National Environmental Policy Act (NEPA) public noticing process is underway per federal Section 8 PBV and CDBG-DR funding requirements. The process is expected to be completed by April, 2023.
- A bid package for the construction is currently being assembled.
- HACB Staff was notified that the PG&E Trust issued an additional pro rata payment in the amount of \$274,234, which will necessarily be applied to the Kathy Court Apartments Reconstruction Project, leaving room for alternate use of 2020A Bond proceeds.



Lincoln Apartments, Chico:

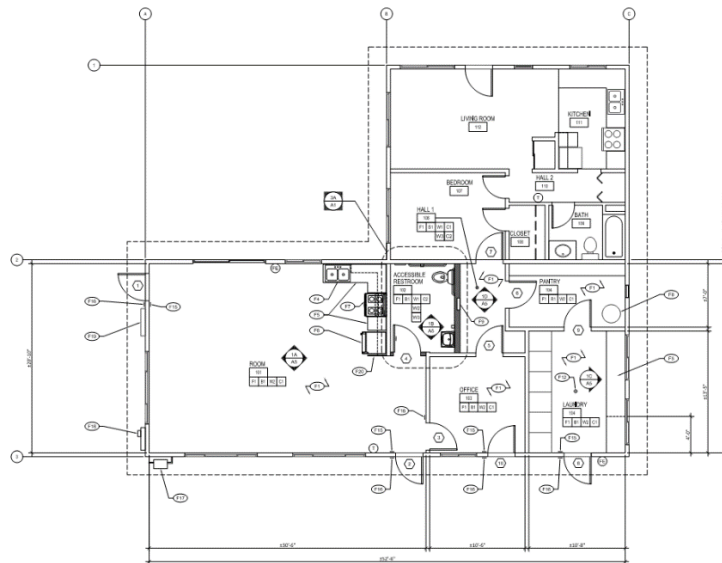
- The Construction Documents (plans and specifications) are 100% complete.
- Building and Planning Division approvals were received in November, 2022.
- HACB Staff met with property manager RSC Associates and developed a prioritized list of improvements, including replacement of individual electrical panels, window replacement, walkway railing replacement, and exterior painting.
- RSC Associates is currently in the process of obtaining bids for the above-mentioned improvements and it is anticipated that the improvements will be funded through the properties operational budget, as well as any excess 2020A bond funds.



Lincoln Apts., Chico –Planning Submittal Color Rendering

Park Place Apartments, Oroville:

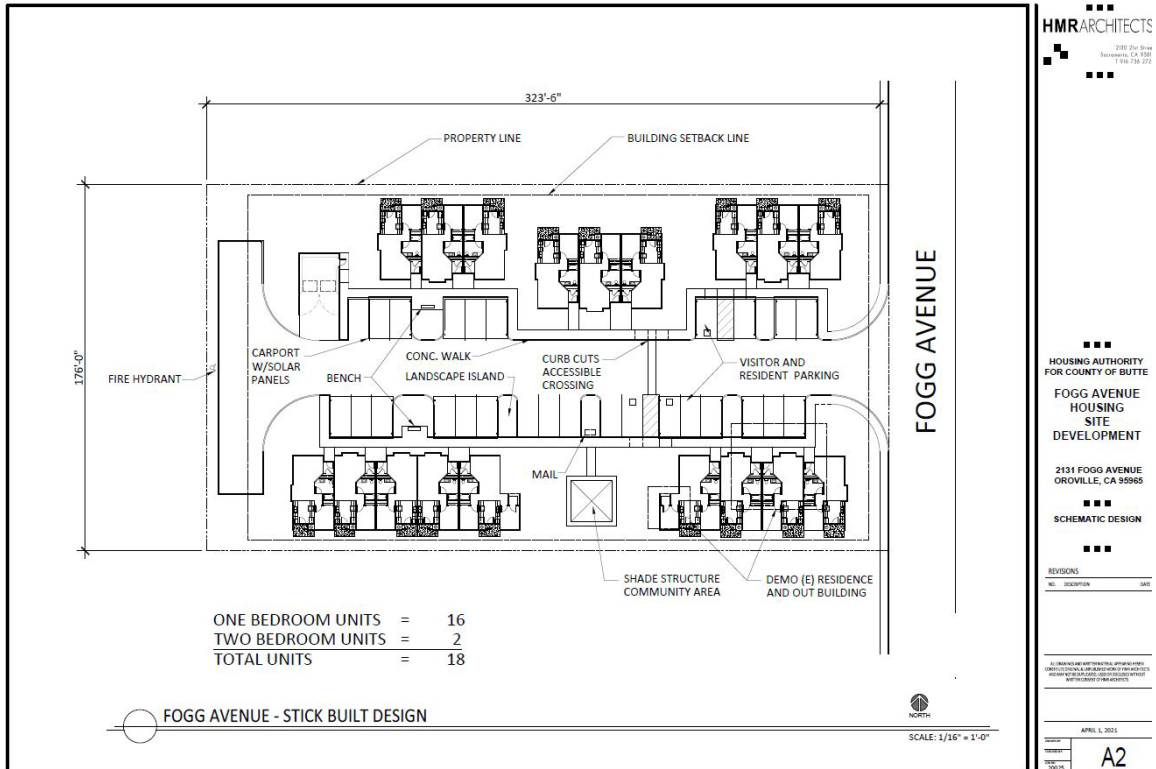
- The Construction Documents (plans and specifications) are 100% complete.
- Building and Planning Division approvals were received in December, 2022.
- HACB Staff met with property manager RSC Associates and developed a prioritized list of improvements, including replacement of the (failing) wooden gazebo, and replacement of damaged concrete walkways near the Community Building.
- RSC Associates is currently in the process of obtaining bids for the above-mentioned improvements and it is anticipated that the improvements will be funded through the properties operational budget, as well as any excess 2020A bond funds.



Park Place Apts., Oroville – Community Room Floor Plan

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). The work is on hold.
- This initiative seeks financing, including CDBG-DR and MHP monies. Predevelopment costs may be paid via excess 2020A Bond funds, or other agency equity.



HMRARCHITECTS
 2101 2nd Street
 Sacramento, CA 95811
 T 916 738 0772

HOUSING AUTHORITY
 FOR COUNTY OF BUTTE

FOGG AVENUE
 HOUSING
 SITE
 DEVELOPMENT

2131 FOGG AVENUE
 OROVILLE, CA 95965

SCHEMATIC DESIGN

REVISIONS

NO.	DESCRIPTION	DATE

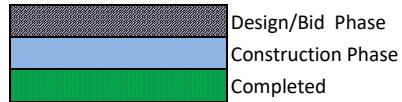
APRIL 1, 2021

A2



12 Month HACB Construction Project Schedule - March 10, 2023

		Cost Est	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Jun-24
Evanswood Estates															
	Exterior Modernization Project	\$3,371,940													
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															
	Reconstruction Project	\$7,026,670													
2131 Fogg Avenue															
	Dev. CDBG-DR, MHP, HOME Funding and Environmental Review	\$84,000													
	Dev. Architecture: Design Development	TBD													
Total next 12 months:		\$13,735,985													



MEMO

Date: March 10, 2023

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: Public Housing - Capital Fund Status Report

On February 17, 2023, the Housing Authority of the County of Butte (HACB) received notification of the annual HUD Capital Improvement Fund Grant award. The amount awarded to HACB for the 2023 Cap Fund year is \$1,143,778.00. This grant will provide essential support for our ongoing efforts to provide safe and affordable housing to the residents of Butte County.

The awarded funds have an obligation start date of February 17, 2023, with an obligation end date of February 16, 2025. This two-year period provides us with ample time to expend funds on physical improvements for Public Housing in accordance with the agency's Modernization Plan. The funds must be fully disbursed by February 16, 2027.

As of March 10, 2023, the status of HACB Cap Fund construction activity follows:

- Public Housing – All sites, ongoing. Abatement and replacement of asbestos-containing floor tiles; six (6) units have been completed during the FY 2023; 147 of 232 Public Housing units have been completed overall. The work is being accomplished at unit turnover.
- Public Housing – Unit and Community Building Accessibility Improvements Project (43-10) Winston Gardens, Oroville. Ginno Construction began work on this project February 6, 2023. 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. The work is approximately 10-15% complete.
- 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. Due to HVAC supply chain issues, project start has been delayed. Work is scheduled to begin in 3-6 weeks.
- Public Housing – Carbon Monoxide/Smoke Detector Combos (43-10) Winston Gardens, Oroville. This project replaces existing smoke detectors with hardwired carbon monoxide/smoke detector combination units. The contractor Experts In Your Home began

installations on February 21, 2023. The installations are now complete. City of Oroville Building Department inspection is expected this week.

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 22% obligated and 22% 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. Contract has been let, work is pending supply chain availability of HVAC equipment.
- **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, construction 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 completed. Use of remaining funds is being investigated.

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 03-10-2023

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		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	67,263.75			75,000.00	240,000.00	67,263.75	172,736.25	
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	600,306.00		15,850.64	15,850.64	712,154.00		739,165.57	242,994.67			861,782.00	2,174,242.00	258,845.31	1,915,396.69	
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 Svc												-	-	-	
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	-	193,383.64	193,383.64	913,365.00	-	913,415.00	401,594.42		1,113,256.00		2,901,960.00	594,978.06	2,306,981.94	
					22%	22%			100%	44%				10%	0%		

12 Month Public Housing Capital Fund Project Schedule

3/10/2023

1 to 5	1 Most Urgent	5 Less Urgent	Cost Est	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23
1	ACM Tile Abatement - ongoing, upon unit turnover		\$58,484												
1	Winston Gardens Unit and Community Room ADA Improvements		\$1,100,000												
1	HVAC Replacement 35 units 43-03 Chico		\$245,000												
1	Bath Tubs and Surrounds (select units)		\$125,000												
1	Kitchen Remodel - select units		\$250,000												
1	Roof Replacement (10 select) PH 43-15, 43-14		\$100,000												

Total: \$1,403,484

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

	Design/Bid Phase
	Construction Phase
	Completed

MEMO

Date: March 10, 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 March 1, 2023, there were a total of (73) occupied units. **In the last twelve months a total of (7) households have had to move due to being “over-income”. One over income household was able to move into one of the Demo units.** There are no “Intent to Vacate” notices and (1) pending unlawful detainer due to non-payment of rent and failure to income recertify. One (1) tenant is on a payment plan for back rent owed.



1980's-era Concrete Block unit – renovated

AWI staff are continuing their marketing efforts, including distribution of flyers to local farms and businesses, listing on Craig's List, and re-use of \$100 referral reward coupons to residents who make successful referrals. 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 placing an advertisement in the local Spanish radio station (La Mexicana) to reach a broader audience. Banner advertisements have been purchased and placed at the front of the property for cars heading in and out of Gridley on East. Gridley Rd. AWI is now fully staffed.

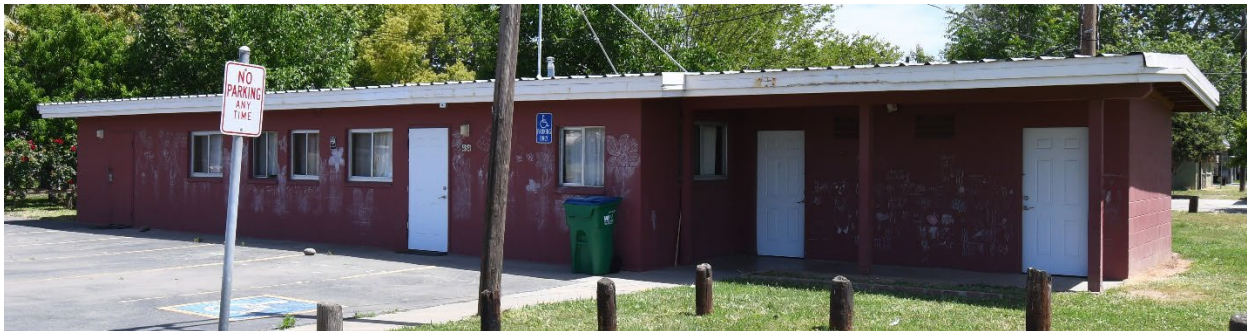
We are also exploring with AWI, third Party property management, the need to request an “ineligible tenant waiver”, allowing leasing to non-farm labor households. This will enable management to rent more of the vacant units to households that do not work in the farm industry.

A market study may be necessary to support the request; the argument is that we have available affordable housing units to rent, that qualifying farmworker households are few, and that there is significant unmet demand for affordable housing in Butte County.

Chavarria's Landscaping continues to serve the landscaping needs of the property. AWI staff received a total of (2) bids for tree trimming, work should begin in early April. Gutter cleaning of all the rental units and buildings will be scheduled and completed by maintenance next month. Also, painting and sanding of all the existing playground equipment is scheduled for April.

Mi C.A.S.A.'s monthly food distribution will be held on March 14, 2023 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. Kathy Mckenzie, Mi C.A.S.A. Director, will be hosting a fundraiser yard sale on April 1, 2023. The yard sale will be held onsite near the entrance of the property, and all the proceeds from the yard sale will be donated to the Mi C.A.S.A. program.

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 2023. A meeting between AWI staff and Promotores has been scheduled for March 10, 2023, to discuss the possibility of a Community Garden which would be sponsored by the Red Cross and a local food bank.



Community Building

AWI has started the bidding process 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. Only nine of the original twenty-four wooden units are considered habitable.

HACB awaits determination by the State Water Board as to its application for funds to purchase and install a generator to serve the community well, recommended by the public regulators.

Please also find 3rd party property manager AWI's February 2023 narrative.

**Gridley Farm Labor Housing
February 2023**



Separate *Variance Report* explaining budget differences and expenditures.

Updates:

GFLH currently has 17 vacancies available for occupancy.

As of the end of February

- 73 Occupied
- 10 units held for the next phase of rehab (4 identified for in house work)
- 16 units deemed uninhabitable
- 17 units available for occupancy

Next units to be leased – Renovated units are the priority

- BO1564 (renovated) – Market ready. Working on waiting list.
- BR1526 (renovated) – New move out. 02/24/23.
- MAR 829 -Unit market ready. Working on waitlist.
- SU1545 – nearly market ready

Upcoming Vacancies:

- **Unit #ERN863** – failure to recertify and non-payment.

To date in March 29 Rent payments are outstanding, which includes those listed below with larger past due balances.

.Past Due Balances:

- Unit #ERN863 –balance \$4, 921 Termination Notice –Failure to recertify
- Unit #SU1528 – balance \$1,601. On a payment plan.

Two estimates are on hand for the tree trimming, but they're not apples to apples and vendors are not sending the updates needed. Two more vendors pending estimates.

Staff currently has one estimate on hand from Chris Bozarth for the “in house” rehab of units #1490, 1486, 1482 and 1478 Ogden. A second vendor has toured the property and a third is scheduled for 03/7/23. Hoping to get both additional estimates March 10th.

A meeting with Promotors is scheduled for March 10, 2023 to review the plan for the community Garden location and ideas.

Kathy McKenzie from Mi Casa is hosting a fundraiser yard sale on April 1st. The yard sale will be set up on lawn just north of the rose garden, under the magnolia trees. All proceeds will be donated to Mi Casa. What a nice gesture Kathy!

Gridley Farm Labor 645
For the Month Ended February 28, 2023
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)	\$ 577,040.00	\$ 592,240.00	\$ (15,200.00)
Vacancies	(25,380.00)	(23,142.92)	(2,237.08)	(124,475.00)	(115,714.59)	(8,760.41)
Manager's Unit	(1,230.00)	(1,230.00)	0.00	(6,150.00)	(6,150.00)	0.00
Total Tenant Rent	\$ 88,798.00	\$ 94,075.08	\$ (5,277.08)	\$ 446,415.00	\$ 470,375.41	\$ (23,960.41)
Other Project Income:						
Laundry Income	\$ 0.00	\$ 216.67	\$ (216.67)	\$ 625.95	\$ 1,083.34	\$ (457.39)
Interest Income	29.88	2.50	27.38	105.10	12.50	92.60
Restricted Reserve Interest Incom	11.13	0.00	11.13	43.35	0.00	43.35
Other Tenant Income	\$ 0.00	\$ 91.67	\$ (91.67)	\$ 215.50	\$ 458.34	\$ (242.84)
Other Project Income	\$ 41.01	\$ 310.84	\$ (269.83)	\$ 989.90	\$ 1,554.18	\$ (564.28)
Total Project Income	\$ 88,839.01	\$ 94,385.92	\$ (5,546.91)	\$ 447,404.90	\$ 471,929.59	\$ (24,524.69)
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 30,682.68	\$ 35,903.18	\$ (5,220.50)	\$ 114,501.54	\$ 179,515.86	\$ (65,014.32)
Utilities (From Pg 2)	2,634.44	10,841.09	(8,206.65)	14,372.60	54,205.43	(39,832.83)
Administrative (From Pg 2)	13,926.63	15,386.92	(1,460.29)	64,043.34	76,934.59	(12,891.25)
Taxes & Insurance (From Pg 2)	6,840.67	8,510.25	(1,669.58)	38,683.34	42,551.25	(3,867.91)
Other Taxes & Insurance (Fr Page	2,222.73	5,356.07	(3,133.34)	8,832.83	26,780.39	(17,947.56)
Other Project Expenses	1,477.43	2,158.26	(680.83)	11,797.87	10,791.27	1,006.60
Total O&M Expenses	\$ 57,784.58	\$ 78,155.77	\$ (20,371.19)	\$ 252,231.52	\$ 390,778.79	\$ (138,547.27)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$.38	\$ 62,794.80	\$ 62,792.91	\$ 1.89
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 3,125.00	\$ 3,125.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	14,375.00	14,375.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.58	\$.38	\$ 80,294.80	\$ 80,292.91	\$ 1.89
Total Project Expenses	\$ 73,843.54	\$ 94,214.35	\$ (20,370.81)	\$ 332,526.32	\$ 471,071.70	\$ (138,545.38)
Net Profit (Loss)	\$ 14,995.47	\$ 171.57	\$ 14,823.90	\$ 114,878.58	\$ 857.89	\$ 114,020.69
Other Cash Flow Items:						
Reserve Transfers	\$ (11.13)	\$ 0.00	\$ (11.13)	\$ 10,406.23	\$ 0.00	\$ 10,406.23
T & I Transfers	(8,579.88)	0.00	(8,579.88)	(45,447.10)	0.00	(45,447.10)
Sec Dep Owner Held	0.00	0.00	0.00	(3,125.00)	0.00	(3,125.00)
Rent Annuity	53,438.00	0.00	53,438.00	270,225.00	0.00	270,225.00
Rent Subsidy	(53,438.00)	0.00	(53,438.00)	(270,225.00)	0.00	(270,225.00)

Gridley Farm Labor 645
For the Month Ended February 28, 2023
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	(1,190.00)	0.00	(1,190.00)	796.16	0.00	796.16
Other Receivables	5,007.34	0.00	5,007.34	7,502.93	0.00	7,502.93
Rental Assistance	443.00	0.00	443.00	(13,848.00)	0.00	(13,848.00)
Accounts Payable - Trade	14,608.16	0.00	14,608.16	11,970.28	0.00	11,970.28
Accrued Property Taxes	2,500.00	0.00	2,500.00	12,500.00	0.00	12,500.00
Accrued Property Taxes	0.00	0.00	0.00	4,480.00	0.00	4,480.00
Accrued Local Administration Fee	625.00	0.00	625.00	3,125.00	0.00	3,125.00
Total Other Cash Flow Items	\$ 13,402.49	\$ 0.00	\$ 13,402.49	\$ (22,089.08)	\$ 0.00	\$ (22,089.08)
Net Operating Cash Change	<u>\$ 28,397.96</u>	<u>\$ 171.57</u>	<u>\$ 28,226.39</u>	<u>\$ 92,789.50</u>	<u>\$ 857.89</u>	<u>\$ 91,931.61</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 4,984.28	\$ 97,773.78	\$ 92,789.50
Tax & Insurance - FFB	86,994.79	32,441.89	(54,552.90)
Tax & Insurance - MMKT - FFB*	0.00	100,000.00	100,000.00
RD Reserves - FFB	53,543.24	57,512.01	3,968.77
Cash - Owner Held Reserves	396,699.00	396,699.00	0.00

Payables & Receivables:			
Accounts Payable - Trade	8,261.39	20,231.67	11,970.28
Rents Receivable - Current Tenants	10,062.51	9,266.35	(796.16)

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
--	---------------------	-------------------	---------------------	-----------------	---------------	-----------------

Maintenance & Operating Expenses:

Maintenance Payroll	\$ 6,458.06	\$ 6,820.92	\$ (362.86)	\$ 27,662.03	\$ 34,104.59	\$ (6,442.56)
Janitorial/Cleaning Supplies	75.91	79.75	(3.84)	360.02	398.75	(38.73)
Plumbing Repairs	465.00	832.92	(367.92)	3,565.90	4,164.59	(598.69)
Painting & Decorating	38.76	199.42	(160.66)	287.92	997.09	(709.17)
Repairs & Maintenance - Supply	633.96	1,532.33	(898.37)	3,393.30	7,661.66	(4,268.36)
Repairs & Maintenance - Contract	3,236.00	2,252.92	983.08	29,099.30	11,264.59	17,834.71
Grounds Maintenance	15,184.00	8,000.00	7,184.00	31,084.25	40,000.00	(8,915.75)
Pest Control Service	2,205.00	249.42	1,955.58	3,390.00	1,247.09	2,142.91
Fire/Alarm Services	699.60	1,588.50	(888.90)	1,019.05	7,942.50	(6,923.45)
Security Service	1,547.00	0.00	1,547.00	7,615.96	0.00	7,615.96
Capital Improvements - Other	139.39	11,983.33	(11,843.94)	1,223.72	59,916.66	(58,692.94)
Capital Improvements - Flooring	0.00	975.00	(975.00)	0.00	4,875.00	(4,875.00)
Capital Improvements - Appliance	0.00	697.25	(697.25)	1,891.32	3,486.25	(1,594.93)
Capital Improvements - HVAC Repl	0.00	250.00	(250.00)	1,754.62	1,250.00	504.62
Capital Improvements - Water Heat	0.00	142.50	(142.50)	0.00	712.50	(712.50)

Gridley Farm Labor 645
For the Month Ended February 28, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Carpet Cleaning	\$ 0.00	\$ 25.08	\$ (25.08)	\$ 0.00	\$ 125.41	\$ (125.41)
HVAC Repairs	0.00	53.42	(53.42)	2,083.00	267.09	1,815.91
Cable Service	0.00	178.75	(178.75)	0.00	893.75	(893.75)
Tenant Services	0.00	41.67	(41.67)	71.15	208.34	(137.19)
Total Maint. & Operating Exp.	\$ 30,682.68	\$ 35,903.18	\$ (5,220.50)	\$ 114,501.54	\$ 179,515.86	\$ (65,014.32)
Utilities:						
Electricity	\$ 682.24	\$ 2,666.67	\$ (1,984.43)	\$ 1,686.91	\$ 13,333.34	\$ (11,646.43)
Water	0.00	2,916.67	(2,916.67)	0.00	14,583.34	(14,583.34)
Sewer	0.00	2,174.42	(2,174.42)	0.00	10,872.09	(10,872.09)
Heating Fuel/Other	307.47	583.33	(275.86)	2,590.96	2,916.66	(325.70)
Garbage & Trash Removal	1,644.73	2,500.00	(855.27)	10,094.73	12,500.00	(2,405.27)
Total Utilities	\$ 2,634.44	\$ 10,841.09	\$ (8,206.65)	\$ 14,372.60	\$ 54,205.43	\$ (39,832.83)
Administrative:						
Manager's Salary	\$ 7,240.96	\$ 7,713.58	\$ (472.62)	\$ 28,004.48	\$ 38,567.91	\$ (10,563.43)
Management Fees	6,320.00	6,715.00	(395.00)	30,498.00	33,575.00	(3,077.00)
Bad Debt Expense	(301.00)	0.00	(301.00)	2,518.01	0.00	2,518.01
Auditing	666.67	666.67	0.00	2,346.59	3,333.34	(986.75)
Legal	0.00	291.67	(291.67)	0.00	1,458.34	(1,458.34)
Other Administrative Expenses	0.00	0.00	0.00	676.26	0.00	676.26
Total Administrative Expense	\$ 13,926.63	\$ 15,386.92	\$ (1,460.29)	\$ 64,043.34	\$ 76,934.59	\$ (12,891.25)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 1,493.33	\$ (1,493.33)	\$ 4,480.00	\$ 7,466.66	\$ (2,986.66)
Special Assessments	2,500.00	2,117.50	382.50	12,500.00	10,587.50	1,912.50
Property Insurance	4,340.67	4,899.42	(558.75)	21,703.34	24,497.09	(2,793.75)
Total Taxes & Insurance Expense	\$ 6,840.67	\$ 8,510.25	\$ (1,669.58)	\$ 38,683.34	\$ 42,551.25	\$ (3,867.91)
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,591.35	\$ 1,270.58	\$ 320.77	\$ 5,877.35	\$ 6,352.91	\$ (475.56)
Other Taxes, Fees & Permits	27.77	116.33	(88.56)	278.62	581.66	(303.04)
Bond Premiums	0.00	15.00	(15.00)	0.00	75.00	(75.00)
Worker's Compensation Insurance	513.82	1,075.83	(562.01)	2,268.05	5,379.16	(3,111.11)
Personnel Medical Insurance	89.79	2,878.33	(2,788.54)	408.81	14,391.66	(13,982.85)
Total Other Taxes & Insurance	\$ 2,222.73	\$ 5,356.07	\$ (3,133.34)	\$ 8,832.83	\$ 26,780.39	\$ (17,947.56)
Other Project Expenses						
Telephone & Answering Service	\$ 85.17	\$ 314.67	\$ (229.50)	\$ 533.44	\$ 1,573.34	\$ (1,039.90)
Internet Service	0.00	135.33	(135.33)	0.00	676.66	(676.66)
Advertising	525.00	375.00	150.00	1,066.12	1,875.00	(808.88)
Water/Coffee Service	0.00	0.00	0.00	60.25	0.00	60.25
Office Supplies & Expense	521.81	504.42	17.39	6,931.53	2,522.09	4,409.44

Gridley Farm Labor 645
For the Month Ended February 28, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Postage	\$ 0.00	\$ 41.75	\$ (41.75)	\$ 296.83	\$ 208.75	\$ 88.08
Toner/Copier Expense	79.29	27.75	51.54	139.57	138.75	.82
Office Furniture & Equipment Expe	193.03	0.00	193.03	959.21	0.00	959.21
Travel & Promotion	73.13	611.92	(538.79)	1,399.38	3,059.59	(1,660.21)
Training Expense	0.00	104.17	(104.17)	186.42	520.84	(334.42)
Credit Checking	0.00	13.42	(13.42)	117.12	67.09	50.03
Employee Meals	0.00	29.83	(29.83)	108.00	149.16	(41.16)
Total Other Project Expenses	\$ 1,477.43	\$ 2,158.26	\$ (680.83)	\$ 11,797.87	\$ 10,791.27	\$ 1,006.60
Lease Up Expenses						
Total Lease Up Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$.38	\$ 62,794.80	\$ 62,792.91	\$ 1.89
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 3,125.00	\$ 3,125.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	14,375.00	14,375.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.58	\$.38	\$ 80,294.80	\$ 80,292.91	\$ 1.89
Total Expenses	\$ 73,843.54	\$ 94,214.35	\$ (20,370.81)	\$ 332,526.32	\$ 471,071.70	\$ (138,545.38)
Authorized Reserve - Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 10,449.58	\$ 0.00	\$ 10,449.58
	\$ 0.00	\$ 0.00	\$ 0.00	\$ 10,449.58	\$ 0.00	\$ 10,449.58

MEMO

Date: March 10, 2023

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director

Subject: Agenda Item 3.10 - 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 is one (1) vacancy as of the first of March, with a prospective resident moving in by month's end. All rent was collected for the month. The 2020A bond-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 March 1st. No turnover has occurred in the last three months. Unpaid rents have been paid for February, with partial payments owed for miscellaneous charges.



Evanswood Estates Apartments, Oroville (31 units, family, RSC) – The property has one (1) vacancy, with RSC working on a pending application. Two units turned over during the month but have since been filled. Only one unit is delinquent with rent, with a partial amount due. Units #21, 25, & 33, purchased and tracked separately, continue to be rented; there are no unpaid rents. RSC narrative reviews the 2020A Bond replacements of a dishwasher, garbage disposal and GFCI outlet replacements.



\$3 million in **exterior** siding replacement work is underway. The exterior siding and stucco work has picked up with clear weather following the rains but we do expect a lot of future rain for the month which could hinder the construction rehab schedule. 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. 100% of the property sidewalks and concrete were inspected for trip hazards. All recommended concrete grinding was completed. Please find Sackett Corporation’s financials for GS II as well as a short narrative.



Kathy Court Apartments, Paradise (12 units, family, RSC) – A total of \$972.88 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. \$5,000.00 was forwarded to third party property manager, RSC, for the operating account to cover the monthly maintenance and management expenses for the next ten months.



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. 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 no vacancy, and no turnover has occurred in the last two months. All rents were collected for the month, with the exception of two units, as RSC’s narrative, following, explains. Rent increase notices were sent to eligible residents effective March 1st. 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. There are no thirty-day notices to vacate. RSC’s narrative addresses rent collection for the month - all units paid except two. Rent increase notices were sent to eligible resident’s effective March 1st. Bond-funded work includes equipment replacements, gazebo replacement, Community

Room renovation, and site paths of travel improvements - all in process with property management collecting bid proposals. Plans have been approved by the City.

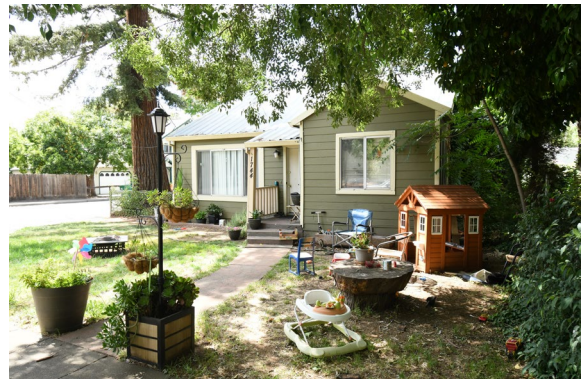


Park Place Apartments, Oroville

2131 Fogg Ave, Oroville (SFH, HACB) –
The single-family house is occupied, with the current month’s rent unpaid at this time. We are corresponding with the household.



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





GRIDLEY SPRINGS March 2023

Property Status:

1. GSI has 0 vacant units with Zero notices to vacate
2. GSII has 0 vacant units with Zero notices to vacate.
3. GSI: The recommended concrete replacement work was done to satisfy the HOME audit/inspectors.
4. GSI: had a 100% property inspection of all concrete sidewalks and path of travel for any potential trip hazards. All recommended concrete grinding was performed and completed.
5. GSII: We also had a 100% property inspection of all concrete sidewalks and path of travel for any potential trip hazards. All recommended concrete grinding was performed and completed.

Sincerely,
Mac Upshaw



HACB GRIDLEY SPRINGS II
As of
February 28, 2023

CASH SUMMARY - Operating Account

	FEBRUARY		5 months YTD	
	2023	%%	2023	%%
Total Rent Revenue	16,096.00	100.00%	77,227.52	100.00%
Vacancies	0.00	0.00%	(598.00)	-0.77%
Net Rental Revenue	16,096.00	100.00%	76,629.52	99.23%
Other Income	12.97	0.08%	234.11	0.30%
Total Revenue	16,108.97	100.08%	76,863.63	99.53%
Expenses:				
Administrative Expenses	2,861.62	17.78%	18,805.57	24.35%
Utilities	1,833.83	11.39%	8,893.24	11.52%
Operating & Maintenance	3,858.56	23.97%	20,744.65	26.86%
Depreciation and Amortization Expense	0.00	0.00%	0.00	0.00%
Taxes & Insurance	1,013.54	6.30%	8,940.00	11.58%
Total Expenses	9,567.55	53.14%	57,383.46	37.27%
Net Operating Income	6,541.42	35.37%	19,480.17	38.38%
Interest and Finance Expense	565.08	3.51%	2,825.40	3.66%
Replacement Costs	0.00	0.00%	0.00	0.00%
Net Cash Flow from Operations	5,976.34		16,654.77	
Plus (Minus)				
Interest Income	(12.97)		(65.98)	
Unpaid Rent Collected (Owed)	82.00		1,554.00	
Prepaid Rent Received (Absorbed)	55.00		830.00	
Security Deposits Received (Refunded)	0.00		(172.00)	
Accrued Interest (Payment)	545.08		2,725.40	
Net Cash Increase (Decrease)	6,645.45		21,526.19	
Beginning of Period Cash Balance	76,207.53		64,558.38	
Contributions (Distributions) to Owner	0.00		0.00	
Transfer from (to) Impound Account	(401.33)		(2,006.65)	
Transfer From (to) Replacement Reserves	(450.00)		(2,250.00)	
Transfer from (to) Security account	0.00		173.73	
Ending Cash Balance - Operating Account	\$82,001.65		\$82,001.65	
- Replacement Reserve			\$116,955.44	
- Tax and Insurance Impounds			\$54,021.03	
- Security Deposit Accounts			\$15,095.49	

TENANT RECEIVABLES	Current Month	UNIT STATUS	Current Month
Rent and Rent Related Receivables		Total Units	24
Balance at Beginning of Month	3,831.00	Vacant units at beginning of month	0
Uncollected (Collected) During Month	(82.00)	Plus Units vacated during month	0
Written off to Bad Debts	0.00	Less move ins and deposits to hold	0
Balance at End of Month	<u>\$3,749.00</u>	Vacant units at end of month	<u>0</u>

Balance Sheet
HACB GRIDLEY SPRINGS II
As of
February 28, 2023

***** ASSETS *****

Petty Cash	250.00	
Cash - Operating	82,001.65	
Cash - Replacement Reserve	116,955.44	
Cash - Impound Account	54,021.03	
Cash - Security Deposit Account	15,095.49	
Total Cash		268,323.61

ACCOUNTS RECEIVABLE

Tenant Rent Receivable	3,749.00	
Total Accounts Receivable		3,749.00

Prepaid Property Insurance

0.00	
Total Prepaid Expenses	0.00

Total Current Assets	272,072.61
-----------------------------	------------

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 **1,026,488.73**

***** LIABILITIES *****

Accrued Interest-SHRA	85,525.53	
Security Deposit Liability	15,093.00	
Prepaid Rent Revenue	845.00	
Total Current Liabilities		101,463.53

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

Total Liabilities **319,495.53**

***** 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)	16,654.77	
Total Equity		706,993.20

Total Liabilities & Equity **1,026,488.73**

Income Statement
HACB GRIDLEY SPRINGS II
As of
February 28, 2023

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
*** REVENUES ***						
Rent Revenue - Gross Potential						
Apartment Rents	15,275.00	16,312.00	(1,037.00)	73,099.52	81,560.00	(8,460.48)
Tenant Assistance Payments	821.00	0.00	821.00	4,128.00	0.00	4,128.00
Total Revenue	16,096.00	16,312.00	(216.00)	77,227.52	81,560.00	(4,332.48)
Apartment Vacancies	0.00	(326.00)	326.00	(598.00)	(1,631.00)	1,033.00
Total Vacancies	0.00	(326.00)	326.00	(598.00)	(1,631.00)	1,033.00
NET RENTAL REVENUE	16,096.00	15,986.00	110.00	76,629.52	79,929.00	(3,299.48)
Interest Income-Other Cash	12.15	0.00	12.15	61.76	0.00	61.76
Interest Income-Sec Deposits	0.82	0.00	0.82	4.22	0.00	4.22
Total Financial Revenue	12.97	0.00	12.97	65.98	0.00	65.98
Misc Tenant Charges/Damages & Cleaning	0.00	545.00	(545.00)	0.00	2,725.42	(2,725.42)
NSF and Late Fee Income	0.00	0.00	0.00	0.00	0.00	0.00
Other Income/Application Fee	0.00	0.00	0.00	0.00	0.00	0.00
Laundry Revenue	0.00	83.00	(83.00)	168.13	416.67	(248.54)
Total Other Revenue	0.00	628.00	(628.00)	168.13	3,142.09	(2,973.96)
TOTAL REVENUE	16,108.97	16,614.00	(505.03)	76,863.63	83,071.09	(6,207.46)
*** EXPENSES ***						
Administrative Expenses						
Advertising and Promotions	0.00	21.00	(21.00)	0.00	104.00	(104.00)
Credit Reports	0.00	0.00	0.00	44.00	0.00	44.00
Uniforms	0.00	0.00	0.00	93.24	0.00	93.24
IT Support Services	128.00	128.00	0.00	640.00	640.00	0.00
Telephone/Answering Service	21.44	70.00	(48.56)	267.24	350.00	(82.76)
Consulting/Purchased Services	0.00	0.00	0.00	0.00	0.00	0.00
Postage and Mailing	6.10	0.00	6.10	61.11	0.00	61.11
Administrative Expense/Office Personnel	0.00	0.00	0.00	40.00	0.00	40.00
Office Supplies/Expenses	22.68	385.00	(362.32)	428.16	1,926.67	(1,498.51)
Dues and Subscriptions	64.29	0.00	64.29	64.29	0.00	64.29
Management Fee	1,035.00	1,080.00	(45.00)	5,085.00	5,400.00	(315.00)
Manager Salaries	1,584.11	1,708.00	(123.89)	8,132.50	8,541.67	(409.17)
Education/Registration fees	0.00	83.00	(83.00)	450.03	416.67	33.36
Legal Expense	0.00	30.00	(30.00)	0.00	145.83	(145.83)
Auditing Fees	0.00	0.00	0.00	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	2,861.62	3,505.00	(643.38)	18,805.57	21,724.84	(2,919.27)
Utility Expenses						
Electricity	66.81	310.00	(243.19)	412.70	1,550.00	(1,137.30)
Water	243.73	500.00	(256.27)	1,606.28	2,500.00	(893.72)
Gas	38.44	68.00	(29.56)	248.36	341.67	(93.31)
Sewer	840.23	820.00	20.23	3,291.70	4,100.00	(808.30)
Garbage and Trash Removal	644.62	567.00	77.62	3,334.20	2,833.33	500.87
Total Utility Expenses	1,833.83	2,265.00	(431.17)	8,893.24	11,325.00	(2,431.76)
Operating & Maintenance Expense						
Clean and Repair Apartment	295.00	0.00	295.00	813.00	0.00	813.00
Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	0.00
Exterminating Contract	0.00	0.00	0.00	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	5,316.00	0.00	5,316.00
Grounds Maintenance and Supplies	0.00	0.00	0.00	55.11	0.00	55.11
Maintenance Personnel	1,656.11	1,708.00	(51.89)	8,330.10	8,541.67	(211.57)
Repair Materials	128.70	2,982.00	(2,853.30)	1,321.68	14,910.42	(13,588.74)
Repair Contract/Vendor Labor	0.00	1,667.00	(1,667.00)	2,000.00	8,333.33	(6,333.33)
Electrical Repair and Supplies	0.00	0.00	0.00	187.50	0.00	187.50
HVAC Repair/Maintenance	537.00	500.00	37.00	1,363.00	2,500.00	(1,137.00)
Appliance Repair and Maintenance	241.75	0.00	241.75	640.87	0.00	640.87
Plumbing Repair and Supplies	0.00	0.00	0.00	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	3,858.56	6,857.00	(2,998.44)	20,744.65	34,285.42	(13,540.77)

Income Statement
HACB GRIDLEY SPRINGS II
As of
February 28, 2023

	***** 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	740.33	335.00	405.33	2,632.16	1,674.17	957.99
Property & Liability Insurance	0.00	167.00	(167.00)	0.00	833.33	(833.33)
Worker's Compensation	138.64	221.00	(82.36)	997.95	1,103.00	(105.05)
Health/Dental Insurance	134.57	233.00	(98.43)	675.58	1,166.67	(491.09)
Other Insurance	0.00	0.00	0.00	4,634.31	0.00	4,634.31
Total Taxes & Insurance Expenses	1,013.54	956.00	57.54	8,940.00	4,777.17	4,162.83
TOTAL EXPENSES	9,567.55	13,583.00	(4,015.45)	57,383.46	72,112.43	(14,728.97)
NET OPERATING INCOME (LOSS)	6,541.42	3,031.00	3,510.42	19,480.17	10,958.66	8,521.51
Interest & Finance Expense						
Mortgage Interest	545.08	0.00	545.08	2,725.40	0.00	2,725.40
Bank Fees	20.00	0.00	20.00	100.00	0.00	100.00
Total Interest & Finance Expense	565.08	0.00	565.08	2,825.40	0.00	2,825.40
OPERATING PROFIT (LOSS)	5,976.34	3,031.00	2,945.34	16,654.77	10,958.66	5,696.11
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	5,976.34	3,031.00	2,945.34	16,654.77	10,958.66	5,696.11

MEMO

Date: March 10, 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 (5) vacancies as of the 1st of March. There are two (2) 30-day notices to vacate. AWI details the current turnover and their current status in the monthly narrative. Unpaid rents total 15 units; AWI again details the specific amounts owed, which consists of 4 units on payment plans, 2 sent to legal for Unlawful Detainers, and 2 served 3/30-day notices. Another dumpster enclosure will be upgraded and rebuilt by the end of March. This will leave one dumpster area to be upgraded from chain link to cinderblock. New mailboxes will also be installed. Bid proposals are being collected for upgrade and reconstruction of the 2nd floor patios. 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. There was a recent BNTF-related incident at the property, resulting in a lease termination notice. 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 currently has two (2) vacancies as of March 1st. There are two pending prospective applications to move in. All rent was collected with the exception of one

household. AWI’s new on-site manager, Elizabeth Laufer, continues to familiarize herself with the 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. 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 zero (0) vacancy as of this memo. There are no thirty (30) day notices to vacate. The property had 100% property inspection of all sidewalks and concrete searching for trip hazards. All recommended concrete grinding was completed. Please find Sackett Corporation’s Owner’s report, following.





1200 Park Avenue Apartments, Chico (107 units, LIHTC, Senior, MGP: BCAHDC, PM: AWI) – There are three (3) vacancies, for which AWI is processing potential applications. One unit is market ready and two units are in the process of being turned over. There is one (1) thirty-day notice to

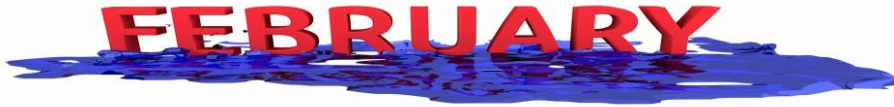
vacate. All unpaid rents for February were collected with the exception of two (2) households, who on payment plans. March rents are still in the process of being fully collected. The HOME inspection was minimal and corrections are in the process of being repaired. The City of Chico Fire Department will be presenting an “evacuation” exercise in case of emergency or should there be a need to evacuate the building, preparing resident’s in case of an incident. There is no update to the outstanding legal complaint, now pending trial. CAA Food Distribution is on-going; resident supportive services are being sought from Passages, North Valley Catholic Social Services, or others, to provide activities for property residents. 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 one (1) vacancy. 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 retained, and Winn Residential is seeking a maintenance person. The property continues operations per budget. Please find WINN Residential Owner’s Report following.

Chico Commons Apartments February 2023



Separate *Variance Report* explaining budget differences and expenditures.

Updates:

Chico Commons currently has 5 vacancies. One move-in and two move-outs during the month of February.

Vacancies:

- **Unit #5** – Unit close to market ready with an applicant nearly approved.
- **Unit #29** – New move out. Applicant close to an approval.
- **Unit #33** – Unit market ready.
- **Unit #24** – New move out 02/26/23. Working on applicants.
- **Unit # 43** – New move out 03/02/2023. Working on applicants.

Upcoming Vacancies:

- **Unit #24** 30 day notice to vacate, relocating. Working on applicants.
- **Unit #59** 30 day notice to vacate, working on applicants.

There are 15 February rent payments pending, which includes those listed below.

- **Unit #8; Balance \$6,228** sent to legal.
- **Unit #12; Balance \$1,992** has a payment plan.
- **Unit #14; Balance \$5,412** has a payment plan.
- **Unit #30; Balance \$928** has a payment plan.
- **Unit #49; Balance \$4,748** 3/30 day served.
- **Unit #53; Balance \$1,293** working on a payment plan.
- **Unit #63; Balance \$5,102** sent to legal.
- **Unit #70; Balance \$5,872** 3/30 day notice served.

Staff is still searching for vendors to bid the second floor patio upgrades.

One scheduled vendor was a no-show. A different vendor is scheduled to visit the property on March 10th.



The part time maintenance assistant, Yovanna Vazquez, is doing well.

Estimates are in process to remove the fire alarm panels and pull stations. This will eliminate false alarms wasting local fire department resources. The pull stations are not required by the fire code.

Replacement of the 2nd garbage enclosure near the office is almost complete. The enclosure is built and the vendor is in the process of fabricating the metal gate doors. The doors will be installed once they are ready. Before and after pictures to follow!

Chico Commons 549
For the Month Ended February 28, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 71,776.00	\$ 69,187.00	\$ 2,589.00	\$ 143,917.00	\$ 138,374.00	\$ 5,543.00
Vacancies	(3,616.00)	(3,459.33)	(156.67)	(6,944.00)	(6,918.66)	(25.34)
Rent Adjustments	43.00	(245.83)	288.83	(147.00)	(491.66)	344.66
Manager's Unit	(965.00)	(965.00)	0.00	(1,930.00)	(1,930.00)	0.00
Total Tenant Rent	\$ 67,238.00	\$ 64,516.84	\$ 2,721.16	\$ 134,896.00	\$ 129,033.68	\$ 5,862.32
Other Project Income:						
Laundry Income	\$ 852.76	\$ 872.67	\$ (19.91)	\$ 3,050.33	\$ 1,745.34	\$ 1,304.99
Interest Income	9.86	4.75	5.11	20.56	9.50	11.06
Restricted Reserve Interest Incom	30.25	0.00	30.25	56.90	0.00	56.90
Late Charges	401.00	271.08	129.92	758.00	542.16	215.84
Other Tenant Income	\$ 720.00	\$ 349.58	\$ 370.42	\$ 1,276.00	\$ 699.16	\$ 576.84
Miscellaneous Income	\$ 1,476.50	\$ 0.00	\$ 1,476.50	\$ 1,718.50	\$ 0.00	\$ 1,718.50
Other Project Income	\$ 3,490.37	\$ 1,498.08	\$ 1,992.29	\$ 6,880.29	\$ 2,996.16	\$ 3,884.13
Total Project Income	\$ 70,728.37	\$ 66,014.92	\$ 4,713.45	\$ 141,776.29	\$ 132,029.84	\$ 9,746.45
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 14,281.90	\$ 24,707.08	\$ (10,425.18)	\$ 22,101.32	\$ 49,414.16	\$ (27,312.84)
Utilities (From Pg 2)	9,177.23	9,902.91	(725.68)	17,095.12	19,805.82	(2,710.70)
Administrative (From Pg 2)	7,906.83	11,165.74	(3,258.91)	16,327.99	22,331.48	(6,003.49)
Taxes & Insurance (From Pg 2)	2,601.92	2,767.17	(165.25)	5,203.84	5,534.34	(330.50)
Other Taxes & Insurance (Fr Page	1,362.35	2,744.17	(1,381.82)	2,675.72	5,488.34	(2,812.62)
Other Project Expenses	414.39	1,791.76	(1,377.37)	2,270.84	3,583.52	(1,312.68)
Total O&M Expenses	\$ 35,744.62	\$ 53,078.83	\$ (17,334.21)	\$ 65,674.83	\$ 106,157.66	\$ (40,482.83)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 5,208.34	\$ 5,208.34	\$ 0.00
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 2,160.00	\$ 2,160.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	5,000.00	5,000.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.17	\$ 0.00	\$ 12,368.34	\$ 12,368.34	\$ 0.00
Total Project Expenses	\$ 41,928.79	\$ 59,263.00	\$ (17,334.21)	\$ 78,043.17	\$ 118,526.00	\$ (40,482.83)
Net Profit (Loss)	\$ 28,799.58	\$ 6,751.92	\$ 22,047.66	\$ 63,733.12	\$ 13,503.84	\$ 50,229.28

Other Cash Flow Items:

Chico Commons 549
For the Month Ended February 28, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Reserve Transfers	\$ (30.25)	\$ 0.00	\$ (30.25)	\$ (56.90)	\$ 0.00	\$ (56.90)
T & I Transfers	(1,120.64)	0.00	(1,120.64)	(2,242.12)	0.00	(2,242.12)
Operating - MMKT- FFB*	(9.22)	0.00	(9.22)	(18.44)	0.00	(18.44)
Security Deposits Held	0.00	0.00	0.00	650.00	0.00	650.00
Authorized Reserve - Other	0.00	(12,433.33)	12,433.33	0.00	(24,866.66)	24,866.66
Tenant Receivables	(5,504.40)	0.00	(5,504.40)	(7,435.65)	0.00	(7,435.65)
Other Receivables	3,226.92	0.00	3,226.92	(1,046.16)	0.00	(1,046.16)
Accounts Payable - Trade	8,967.83	0.00	8,967.83	8,967.83	0.00	8,967.83
Accrued Interest - City of Chico	2,604.17	0.00	2,604.17	5,208.34	0.00	5,208.34
Total Other Cash Flow Items	\$ 8,134.41	\$ (12,433.33)	\$ 20,567.74	\$ 4,026.90	\$ (24,866.66)	\$ 28,893.56
Net Operating Cash Change	\$ 36,933.99	\$ (5,681.41)	\$ 42,615.40	\$ 67,760.02	\$ (11,362.82)	\$ 79,122.84

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 1,756.98	\$ 69,517.00	\$ 67,760.02
Operating - MMKT- FFB*	217,291.17	217,309.61	18.44
Tax & Insurance-FFB	2,752.59	4,994.71	2,242.12
Security Deposit - FFB	44,775.00	44,775.00	0.00
Reserve Acct-FFB	101,881.07	106,920.99	5,039.92
Reserve Acct - MMKT - FFB*	200,116.89	200,133.87	16.98
Payables & Receivables:			
Accounts Payable - Trade	25,304.52	34,272.35	8,967.83
Rents Receivable - Current Tenants	20,366.39	21,914.87	1,548.48
Allowance for Doubtful Accounts	(14,834.60)	(9,066.60)	5,768.00
Other Tenant Charges Receivable	1,964.68	2,083.85	119.17

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 4,322.25	\$ 5,212.00	\$ (889.75)	\$ 7,922.25	\$ 10,424.00	\$ (2,501.75)
Janitorial/Cleaning Supplies	7.63	137.33	(129.70)	30.01	274.66	(244.65)
Plumbing Repairs	0.00	468.17	(468.17)	0.00	936.34	(936.34)
Painting & Decorating	397.33	508.17	(110.84)	397.33	1,016.34	(619.01)
Repairs & Maintenance - Supply	1,364.58	3,707.08	(2,342.50)	2,132.06	7,414.16	(5,282.10)
Repairs & Maintenance - Contract	1,020.68	1,570.58	(549.90)	3,127.09	3,141.16	(14.07)
Grounds Maintenance	2,245.00	1,908.33	336.67	4,220.00	3,816.66	403.34
Pest Control Service	290.00	695.08	(405.08)	870.00	1,390.16	(520.16)
Fire/Alarm Services	0.00	579.33	(579.33)	406.53	1,158.66	(752.13)

Chico Commons 549
For the Month Ended February 28, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Capital Improvements - Other	\$ 3,348.43	\$ 7,262.50	\$ (3,914.07)	\$ (2,944.50)	\$ 14,525.00	\$ (17,469.50)
Capital Improvements - Flooring	547.05	979.17	(432.12)	3,523.05	1,958.34	1,564.71
Capital Improvements - Appliance	738.95	875.00	(136.05)	738.95	1,750.00	(1,011.05)
Carpet Cleaning	0.00	61.67	(61.67)	0.00	123.34	(123.34)
HVAC Repairs	0.00	651.08	(651.08)	1,599.00	1,302.16	296.84
Cable Service	0.00	49.92	(49.92)	79.55	99.84	(20.29)
Tenant Services	0.00	41.67	(41.67)	0.00	83.34	(83.34)
Total Maint. & Operating Exp.	\$ 14,281.90	\$ 24,707.08	\$ (10,425.18)	\$ 22,101.32	\$ 49,414.16	\$ (27,312.84)
Utilities:						
Electricity	\$ 892.25	\$ 800.17	\$ 92.08	\$ 1,703.49	\$ 1,600.34	\$ 103.15
Water	1,381.96	2,754.83	(1,372.87)	2,585.62	5,509.66	(2,924.04)
Sewer	1,654.56	2,746.58	(1,092.02)	3,309.12	5,493.16	(2,184.04)
Heating Fuel/Other	2,266.66	1,691.33	575.33	4,256.19	3,382.66	873.53
Garbage & Trash Removal	2,981.80	1,910.00	1,071.80	5,240.70	3,820.00	1,420.70
Total Utilities	\$ 9,177.23	\$ 9,902.91	\$ (725.68)	\$ 17,095.12	\$ 19,805.82	\$ (2,710.70)
Administrative:						
Manager's Salary	\$ 3,517.83	\$ 4,939.00	\$ (1,421.17)	\$ 7,015.99	\$ 9,878.00	\$ (2,862.01)
Management Fees	3,600.00	3,600.00	0.00	6,840.00	7,200.00	(360.00)
Bad Debt Expense	164.00	1,153.83	(989.83)	1,157.00	2,307.66	(1,150.66)
Auditing	625.00	625.00	0.00	1,250.00	1,250.00	0.00
Legal	0.00	833.33	(833.33)	65.00	1,666.66	(1,601.66)
Other Administrative Expenses	0.00	14.58	(14.58)	0.00	29.16	(29.16)
Total Administrative Expense	\$ 7,906.83	\$ 11,165.74	\$ (3,258.91)	\$ 16,327.99	\$ 22,331.48	\$ (6,003.49)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 92.67	\$ (92.67)	\$ 0.00	\$ 185.34	\$ (185.34)
Property Insurance	2,601.92	2,674.50	(72.58)	5,203.84	5,349.00	(145.16)
Total Taxes & Insurance Expense	\$ 2,601.92	\$ 2,767.17	\$ (165.25)	\$ 5,203.84	\$ 5,534.34	\$ (330.50)
Other Taxes & Insurance:						
Payroll Taxes	\$ 916.40	\$ 865.83	\$ 50.57	\$ 1,803.92	\$ 1,731.66	\$ 72.26
Other Taxes, Fees & Permits	76.84	192.00	(115.16)	151.83	384.00	(232.17)
Bond Premiums	0.00	29.92	(29.92)	0.00	59.84	(59.84)
Worker's Compensation Insurance	309.81	766.25	(456.44)	604.67	1,532.50	(927.83)
Personnel Medical Insurance	59.30	890.17	(830.87)	115.30	1,780.34	(1,665.04)
Total Other Taxes & Insurance	\$ 1,362.35	\$ 2,744.17	\$ (1,381.82)	\$ 2,675.72	\$ 5,488.34	\$ (2,812.62)
Other Project Expenses						
Telephone & Answering Service	\$ 84.00	\$ 226.00	\$ (142.00)	\$ 265.50	\$ 452.00	\$ (186.50)
Internet Service	0.00	271.50	(271.50)	144.85	543.00	(398.15)
Advertising	0.00	54.17	(54.17)	0.00	108.34	(108.34)

Chico Commons 549
For the Month Ended February 28, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Water/Coffee Service	\$ 6.34	\$ 0.00	\$ 6.34	\$ 6.34	\$ 0.00	\$ 6.34
Office Supplies & Expense	213.47	227.67	(14.20)	1,239.86	455.34	784.52
Postage	0.00	88.75	(88.75)	111.48	177.50	(66.02)
Toner/Copier Expense	0.00	188.08	(188.08)	0.00	376.16	(376.16)
Office Furniture & Equipment Expe	0.00	500.00	(500.00)	353.91	1,000.00	(646.09)
Travel & Promotion	0.00	70.92	(70.92)	0.00	141.84	(141.84)
Training Expense	0.00	64.67	(64.67)	0.00	129.34	(129.34)
Credit Checking	110.58	100.00	10.58	148.90	200.00	(51.10)
Total Other Project Expenses	\$ 414.39	\$ 1,791.76	\$ (1,377.37)	\$ 2,270.84	\$ 3,583.52	\$ (1,312.68)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 5,208.34	\$ 5,208.34	\$ 0.00
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 2,160.00	\$ 2,160.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	5,000.00	5,000.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.17	\$ 0.00	\$ 12,368.34	\$ 12,368.34	\$ 0.00
Total Expenses	\$ 41,928.79	\$ 59,263.00	\$ (17,334.21)	\$ 78,043.17	\$ 118,526.00	\$ (40,482.83)
Authorized Reserve - Other	\$ 0.00	\$ 12,433.33	\$ (12,433.33)	\$ 0.00	\$ 24,866.66	\$ (24,866.66)
Total Authorized Reserves	\$ 0.00	\$ 12,433.33	\$ (12,433.33)	\$ 0.00	\$ 24,866.66	\$ (24,866.66)

Walker Commons February 2023

Separate *Variance Report* explaining budget differences and expenditures.

Updates:

Walker Commons currently has two vacancies. No move-ins and two move outs during the month of February.

Vacancies:

- Unit #44 – Unit market ready with an applicant close to an approval.
- Unit #52 – Unit nearly market ready. Working on applicants.

There is 1 February rent payment pending.

To date in March 6 rent payments are outstanding – PM following up to collect.

Staff has two estimates on hand to repair/replace exterior outside pillars that are showing signs of dry rot. Planning to complete this project in spring / summer to build more cash as the estimates are in excess of the amount budgeted.

Estimates are still in process 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. The bid from Door King is on hand, but is only for the equipment. Another bid is required from one of their unauthorized dealers to install the equipment. We have reached out to another vendor as well.

After the recent move out from unit 44 the maintenance technician noticed the cabinetry was looking shabby. He took on the task of updating the cabinets with a new coat of paint. The new paint, matching flooring and new appliances gave this unit a modern look. Wow – what an improvement. Great Job Jovanny!





Walker Commons 550
For the Month Ended February 28, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 41,853.00	\$ 38,993.00	\$ 2,860.00	\$ 84,015.00	\$ 77,986.00	\$ 6,029.00
Vacancies	(1,324.00)	(1,169.75)	(154.25)	(1,324.00)	(2,339.50)	1,015.50
Rent Adjustments	0.00	(44.17)	44.17	0.00	(88.34)	88.34
Manager's Unit	(728.00)	(728.00)	0.00	(1,456.00)	(1,456.00)	0.00
Total Tenant Rent	\$ 39,801.00	\$ 37,051.08	\$ 2,749.92	\$ 81,235.00	\$ 74,102.16	\$ 7,132.84
Other Project Income:						
Laundry Income	\$ 95.07	\$ 341.08	\$ (246.01)	\$ 582.91	\$ 682.16	\$ (99.25)
Interest Income	13.09	6.08	7.01	27.57	12.16	15.41
Restricted Reserve Interest Incom	36.14	0.00	36.14	68.86	0.00	68.86
Late Charges	31.00	4.17	26.83	62.00	8.34	53.66
Other Tenant Income	\$ 564.00	\$ 123.75	\$ 440.25	\$ 564.00	\$ 247.50	\$ 316.50
Other Project Income	\$ 739.30	\$ 475.08	\$ 264.22	\$ 1,305.34	\$ 950.16	\$ 355.18
Total Project Income	\$ 40,540.30	\$ 37,526.16	\$ 3,014.14	\$ 82,540.34	\$ 75,052.32	\$ 7,488.02
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 8,705.84	\$ 13,672.91	\$ (4,967.07)	\$ 19,343.21	\$ 27,345.82	\$ (8,002.61)
Utilities (From Pg 2)	3,097.15	4,355.00	(1,257.85)	5,904.08	8,710.00	(2,805.92)
Administrative (From Pg 2)	6,664.50	7,340.67	(676.17)	12,092.54	14,681.34	(2,588.80)
Taxes & Insurance (From Pg 2)	1,653.67	1,720.91	(67.24)	3,307.34	3,441.82	(134.48)
Other Taxes & Insurance (Fr Page	1,946.09	3,255.68	(1,309.59)	2,824.61	6,511.36	(3,686.75)
Other Project Expenses	516.92	1,073.25	(556.33)	1,468.26	2,146.50	(678.24)
Total O&M Expenses	\$ 22,584.17	\$ 31,418.42	\$ (8,834.25)	\$ 44,940.04	\$ 62,836.84	\$ (17,896.80)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 2,500.00	\$ 2,500.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 1,250.00	\$ 1,250.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	1,866.68	1,866.66	.02
Total Mortgage & Owner's Exp.	\$ 2,808.34	\$ 2,808.33	\$.01	\$ 5,616.68	\$ 5,616.66	\$.02
Total Project Expenses	\$ 25,392.51	\$ 34,226.75	\$ (8,834.24)	\$ 50,556.72	\$ 68,453.50	\$ (17,896.78)
Net Profit (Loss)	\$ 15,147.79	\$ 3,299.41	\$ 11,848.38	\$ 31,983.62	\$ 6,598.82	\$ 25,384.80
Other Cash Flow Items:						
Reserve Transfers	\$ (36.14)	\$ 0.00	\$ (36.14)	\$ (68.86)	\$ 0.00	\$ (68.86)
T & I Transfers	(1,722.27)	0.00	(1,722.27)	(3,445.93)	0.00	(3,445.93)
Operating - MMKT- FFB*	(10.82)	0.00	(10.82)	(21.64)	0.00	(21.64)

Walker Commons 550
For the Month Ended February 28, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Security Deposits Held	\$ (640.00)	\$ 0.00	\$ (640.00)	\$ (640.00)	\$ 0.00	\$ (640.00)
Authorized Reserve - Other	0.00	(3,166.67)	3,166.67	0.00	(6,333.34)	6,333.34
Tenant Receivables	337.26	0.00	337.26	200.26	0.00	200.26
Other Receivables	2,278.67	0.00	2,278.67	(2,942.66)	0.00	(2,942.66)
Accounts Payable - Trade	2,503.03	0.00	2,503.03	2,503.03	0.00	2,503.03
Accounts Payable Other	1,930.00	0.00	1,930.00	1,930.00	0.00	1,930.00
Accrued Interest - City of Chico	1,250.00	0.00	1,250.00	2,500.00	0.00	2,500.00
Accrued Partnership Fees	625.00	0.00	625.00	1,250.00	0.00	1,250.00
Total Other Cash Flow Items	\$ 6,514.73	\$ (3,166.67)	\$ 9,681.40	\$ 1,264.20	\$ (6,333.34)	\$ 7,597.54
Net Operating Cash Change	<u>\$ 21,662.52</u>	<u>\$ 132.74</u>	<u>\$ 21,529.78</u>	<u>\$ 33,247.82</u>	<u>\$ 265.48</u>	<u>\$ 32,982.34</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 72,386.24	\$ 105,634.06	\$ 33,247.82
Operating - MMKT- FFB*	255,144.80	255,166.44	21.64
Tax & Insurance - FFB	12,989.64	16,435.57	3,445.93
Security Deposit - FFB	20,950.00	20,950.00	0.00
Reserve Acct - FFB	100,746.74	102,652.89	1,906.15
Reserve Acct MMKT-FFB*	346,158.60	346,187.99	29.39
Payables & Receivables:			
Accounts Payable - Trade	3,348.97	5,852.00	2,503.03
Rents Receivable - Current Tenants	177.00	(72.26)	(249.26)
Other Tenant Charges Receivable	81.00	130.00	49.00

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
--	---------------------	-------------------	---------------------	-----------------	---------------	-----------------

Maintenance & Operating Expenses:

Maintenance Payroll	\$ 3,040.00	\$ 3,474.67	\$ (434.67)	\$ 5,828.50	\$ 6,949.34	\$ (1,120.84)
Janitorial/Cleaning Supplies	0.00	110.58	(110.58)	0.00	221.16	(221.16)
Plumbing Repairs	0.00	375.00	(375.00)	0.00	750.00	(750.00)
Painting & Decorating	455.02	166.67	288.35	455.02	333.34	121.68
Repairs & Maintenance - Supply	958.64	1,089.08	(130.44)	1,183.81	2,178.16	(994.35)
Repairs & Maintenance - Contract	1,178.70	1,250.00	(71.30)	2,565.70	2,500.00	65.70
Grounds Maintenance	1,700.00	1,908.33	(208.33)	3,400.00	3,816.66	(416.66)
Pest Control Service	249.00	333.33	(84.33)	498.00	666.66	(168.66)
Fire/Alarm Services	200.00	276.75	(76.75)	447.00	553.50	(106.50)
Capital Improvements - Other	0.00	2,481.50	(2,481.50)	0.00	4,963.00	(4,963.00)
Capital Improvements - Flooring	561.00	700.00	(139.00)	3,334.00	1,400.00	1,934.00
Capital Improvements - Appliance	0.00	425.00	(425.00)	1,267.70	850.00	417.70
Capital Improvements - HVAC Repl	0.00	544.50	(544.50)	0.00	1,089.00	(1,089.00)

Walker Commons 550
For the Month Ended February 28, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Carpet Cleaning	\$ 0.00	\$ 70.83	\$ (70.83)	\$ 0.00	\$ 141.66	\$ (141.66)
HVAC Repairs	0.00	200.00	(200.00)	0.00	400.00	(400.00)
Cable Service	96.55	66.67	29.88	96.55	133.34	(36.79)
Tenant Services	266.93	200.00	66.93	266.93	400.00	(133.07)
Total Maint. & Operating Exp.	\$ 8,705.84	\$ 13,672.91	\$ (4,967.07)	\$ 19,343.21	\$ 27,345.82	\$ (8,002.61)
Utilities:						
Electricity	\$ 503.05	\$ 713.33	\$ (210.28)	\$ 994.77	\$ 1,426.66	\$ (431.89)
Water	527.00	775.00	(248.00)	1,054.06	1,550.00	(495.94)
Sewer	1,287.00	2,178.92	(891.92)	2,573.88	4,357.84	(1,783.96)
Heating Fuel/Other	564.10	177.50	386.60	1,065.37	355.00	710.37
Garbage & Trash Removal	216.00	510.25	(294.25)	216.00	1,020.50	(804.50)
Total Utilities	\$ 3,097.15	\$ 4,355.00	\$ (1,257.85)	\$ 5,904.08	\$ 8,710.00	\$ (2,805.92)
Administrative:						
Manager's Salary	\$ 3,239.50	\$ 3,565.67	\$ (326.17)	\$ 5,522.54	\$ 7,131.34	\$ (1,608.80)
Management Fees	2,800.00	2,800.00	0.00	5,320.00	5,600.00	(280.00)
Bad Debt Expense	0.00	208.33	(208.33)	0.00	416.66	(416.66)
Auditing	625.00	625.00	0.00	1,250.00	1,250.00	0.00
Legal	0.00	125.00	(125.00)	0.00	250.00	(250.00)
Other Administrative Expenses	0.00	16.67	(16.67)	0.00	33.34	(33.34)
Total Administrative Expense	\$ 6,664.50	\$ 7,340.67	\$ (676.17)	\$ 12,092.54	\$ 14,681.34	\$ (2,588.80)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 10.58	\$ (10.58)	\$ 0.00	\$ 21.16	\$ (21.16)
Property Insurance	1,653.67	1,710.33	(56.66)	3,307.34	3,420.66	(113.32)
Total Taxes & Insurance Expense	\$ 1,653.67	\$ 1,720.91	\$ (67.24)	\$ 3,307.34	\$ 3,441.82	\$ (134.48)
Other Taxes & Insurance:						
Payroll Taxes	\$ 737.89	\$ 617.92	\$ 119.97	\$ 1,353.80	\$ 1,235.84	\$ 117.96
Other Taxes, Fees & Permits	33.33	295.92	(262.59)	68.05	591.84	(523.79)
Bond Premiums	0.00	23.25	(23.25)	0.00	46.50	(46.50)
Worker's Compensation Insurance	213.91	542.42	(328.51)	399.73	1,084.84	(685.11)
Personnel Medical Insurance	960.96	1,776.17	(815.21)	1,003.03	3,552.34	(2,549.31)
Total Other Taxes & Insurance	\$ 1,946.09	\$ 3,255.68	\$ (1,309.59)	\$ 2,824.61	\$ 6,511.36	\$ (3,686.75)
Other Project Expenses						
Telephone & Answering Service	\$ 229.16	\$ 223.00	\$ 6.16	\$ 313.16	\$ 446.00	\$ (132.84)
Internet Service	71.95	197.00	(125.05)	71.95	394.00	(322.05)
Advertising	0.00	16.67	(16.67)	0.00	33.34	(33.34)
Water/Coffee Service	31.98	2.08	29.90	31.98	4.16	27.82
Office Supplies & Expense	183.83	325.00	(141.17)	1,029.77	650.00	379.77
Postage	0.00	81.00	(81.00)	0.00	162.00	(162.00)

Walker Commons 550
For the Month Ended February 28, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Toner/Copier Expense	\$ 0.00	\$ 110.33	\$ (110.33)	\$ 21.40	\$ 220.66	\$ (199.26)
Travel & Promotion	0.00	33.33	(33.33)	0.00	66.66	(66.66)
Training Expense	0.00	43.17	(43.17)	0.00	86.34	(86.34)
Credit Checking	0.00	41.67	(41.67)	0.00	83.34	(83.34)
Total Other Project Expenses	<u>\$ 516.92</u>	<u>\$ 1,073.25</u>	<u>\$ (556.33)</u>	<u>\$ 1,468.26</u>	<u>\$ 2,146.50</u>	<u>\$ (678.24)</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	\$ 2,500.00	\$ 2,500.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 1,250.00	\$ 1,250.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	1,866.68	1,866.66	.02
Total Mortgage & Owner's Exp.	<u>\$ 2,808.34</u>	<u>\$ 2,808.33</u>	<u>\$.01</u>	<u>\$ 5,616.68</u>	<u>\$ 5,616.66</u>	<u>\$.02</u>
Total Expenses	<u>\$ 25,392.51</u>	<u>\$ 34,226.75</u>	<u>\$ (8,834.24)</u>	<u>\$ 50,556.72</u>	<u>\$ 68,453.50</u>	<u>\$ (17,896.78)</u>
Authorized Reserve - Other	<u>\$ 0.00</u>	<u>\$ 3,166.67</u>	<u>\$ (3,166.67)</u>	<u>\$ 0.00</u>	<u>\$ 6,333.34</u>	<u>\$ (6,333.34)</u>
	\$ 0.00	\$ 3,166.67	\$ (3,166.67)	\$ 0.00	\$ 6,333.34	\$ (6,333.34)



GRIDLEY SPRINGS March 2023

Property Status:

1. GSI has 0 vacant units with Zero notices to vacate
2. GSII has 0 vacant units with Zero notices to vacate.
3. GSI: The recommended concrete replacement work was done to satisfy the HOME audit/inspectors.
4. GSI: had a 100% property inspection of all concrete sidewalks and path of travel for any potential trip hazards. All recommended concrete grinding was performed and completed.
5. GSII: We also had a 100% property inspection of all concrete sidewalks and path of travel for any potential trip hazards. All recommended concrete grinding was performed and completed.

Sincerely,
Mac Upshaw



DHI GRIDLEY SPRINGS I
As of
February 28, 2023

<i>CASH SUMMARY - Operating Account</i>	FEBRUARY		2 months YTD	
	2023	%	2023	%
Total Rent Revenue	21,976.00	100.00%	46,573.00	100.00%
Vacancies	(776.00)	-3.53%	(1,601.00)	-3.44%
Net Rental Revenue	21,200.00	96.47%	44,972.00	96.56%
Other Income	762.10	3.47%	2,025.16	4.35%
Total Revenue	21,962.10	99.94%	46,997.16	100.91%
Expenses:				
Administrative Expenses	4,828.71	21.97%	10,616.89	22.80%
Utilities	2,707.11	12.32%	3,460.38	7.43%
Operating & Maintenance	4,882.13	22.22%	8,755.21	18.80%
Depreciation and Amortization Expense	0.00	0.00%	0.00	0.00%
Taxes & Insurance	1,070.47	4.87%	1,393.59	2.99%
Total Expenses	13,488.42	56.51%	24,226.07	50.97%
Net Operating Income	8,473.68	34.53%	22,771.09	26.23%
Interest and Finance Expense	1,291.15	5.88%	2,573.69	5.53%
Replacement Costs	526.32	2.39%	526.32	1.13%
Net Cash Flow from Operations	6,656.21		19,671.08	
Plus (Minus)				
Interest Income	(4.10)		(8.60)	
Unpaid Rent Collected (Owed)	786.00		(609.00)	
Unpaid Subsidy Rent Collected (Owed)	(822.00)		(12,125.02)	
Prepaid Expenses	0.00		0.00	
Impound/Escrow Funds	(3,823.31)		(7,648.45)	
Prepaid Rent Received (Absorbed)	500.00		879.00	
Security Deposits Received (Refunded)	825.00		825.00	
Mortgage Principle payment	(2,713.21)		(5,425.03)	
Net Cash Increase (Decrease)	1,404.59		(4,441.02)	
Beginning of Period Cash Balance	25,675.19		31,520.80	
Owner Contribution	0.00		0.00	
Transfer from (to) Savings	0.00		0.00	
Transfer From (To) Impound Account	0.00		0.00	
Transfer from (to) Security account	0.00		0.00	
Ending Cash Balance - Operating Account	\$27,079.78		\$27,079.78	
- Security Deposit Accounts			\$17,784.57	
- USDA Reserves			\$92,982.15	

<i>TENANT RECEIVABLES</i>	Current Month	<i>UNIT STATUS</i>	Current Month
Rent and Rent Related Receivables		Total Units	32
Balance at Beginning of Month	6,668.00	Vacant units at beginning of month	1
Uncollected (Collected) During Month	(786.00)	Plus Units vacated during month	0
Written off to Bad Debts	0.00	Less move ins and deposits to hold	0
Balance at End of Month	<u>\$5,882.00</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
February 28, 2023

***** ASSETS *****

Petty Cash	250.00	
Cash - Operating	27,079.78	
Cash - USDA Reserve	92,982.15	
Cash - Security Deposit Account	17,784.57	
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		348,082.50

ACCOUNTS RECEIVABLE

Tenant Rent Receivable	5,882.00	
Tenant Subsidy Rent Receivable	12,125.02	
Accounts Receivable	4,180.00	
Total Accounts Receivable		22,187.02

OTHER CURRENT ASSETS

Prepaid Expenses	5,486.32	
Reserve Escrow (Bonneville-USDA Fee)	3,533.31	
Reserve Escrow (Bonneville-Insurance)	16,080.56	
Reserve Escrow (Bonneville-Tax Escrow)	4,667.37	
Reserve Escrow (Lewiston-Replacement Res)	75,234.57	
Reserve Escrow (Lewiston CD-Replacement Res)	158,243.00	
Total Other Assets		263,245.13
Total Current Assets		633,514.65

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		3,428,216.65

***** LIABILITIES *****

Short Term Liabilities

Accrued Management GP fee	3,200.00	
Accrued Mortgage Insurance	423,800.00	
Accrued Interest	4,014.00	
Accrued Rptng/PTR Management	3,076.00	
Security Deposit Liability	17,849.60	
Prepaid Rent	979.00	
Total Current Liabilities		452,918.60

Long Term Liabilities

Note Payable - Bonneville	321,225.61	
Note Payable - USDA	986,953.00	
Note Payable - Gridley	12,040.00	
Note Payable - City of Gridley	2,080,000.00	
Total Long Term Liabilities		3,400,218.61
Total Liabilities		3,853,137.21

***** 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	(1,267,418.55)	
Owner Contribution/Distribution	(83,357.00)	
Current Year Net Income (Loss)	19,671.08	
Total Equity		(424,920.56)
Total Liabilities & Equity		3,428,216.65

Income Statement
DHI GRIDLEY SPRINGS I
As of
February 28, 2023

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
*** REVENUES ***						
Rent Revenue - Gross Potential						
Apartment Rents	7,533.00	25,105.00	(17,572.00)	18,976.00	50,210.00	(31,234.00)
Tenant Assistance Payments	14,443.00	0.00	14,443.00	27,597.00	0.00	27,597.00
Total Revenue	21,976.00	25,105.00	(3,129.00)	46,573.00	50,210.00	(3,637.00)
Apartment Vacancies	(776.00)	(484.00)	(292.00)	(1,601.00)	(969.00)	(632.00)
Total Vacancies	(776.00)	(484.00)	(292.00)	(1,601.00)	(969.00)	(632.00)
NET RENTAL REVENUE	21,200.00	24,621.00	(3,421.00)	44,972.00	49,241.00	(4,269.00)
Interest Income-Other Cash	3.44	3.00	0.44	7.22	6.00	1.22
Interest Income-Sec Deposits	0.66	4.00	(3.34)	1.38	9.00	(7.62)
Total Financial Revenue	4.10	7.00	(2.90)	8.60	15.00	(6.40)
NSF and Late Fee Income	758.00	13.00	745.00	758.00	26.00	732.00
Misc Tenant Charges/Damages & Cleaning	0.00	0.00	0.00	614.00	0.00	614.00
Laundry Revenue	0.00	390.00	(390.00)	644.56	781.00	(136.44)
Total Other Revenue	758.00	403.00	355.00	2,016.56	807.00	1,209.56
TOTAL REVENUE	21,962.10	25,031.00	(3,068.90)	46,997.16	50,063.00	(3,065.84)
*** 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	0.00	0.00	0.00
Credit Reports	0.00	0.00	0.00	28.00	0.00	28.00
Uniforms	0.00	0.00	0.00	0.00	0.00	0.00
IT Support Services	171.00	171.00	0.00	342.00	342.00	0.00
Telephone & Answering Service	28.58	52.00	(23.42)	110.50	105.00	5.50
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	19.89	0.00	19.89	19.89	0.00	19.89
Administrative Expenses	64.00	0.00	64.00	224.00	0.00	224.00
Office Supplies/Expenses	127.64	217.00	(89.36)	538.49	433.00	105.49
Dues and Subscriptions	85.71	0.00	85.71	85.71	0.00	85.71
Management Fee	2,220.00	2,294.00	(74.00)	4,514.00	4,588.00	(74.00)
Manager Salaries	2,111.89	2,278.00	(166.11)	4,031.80	4,555.00	(523.20)
Education/Registration Fees	0.00	250.00	(250.00)	0.00	500.00	(500.00)
Legal Expense	0.00	92.00	(92.00)	722.50	183.00	539.50
Auditing Fees	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)
Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Expenses	4,828.71	5,854.00	(1,025.29)	10,616.89	11,706.00	(1,089.11)
Utility Expenses						
Electricity	270.54	783.00	(512.46)	280.15	1,567.00	(1,286.85)
Water	460.28	439.00	21.28	460.28	879.00	(418.72)
Gas	240.92	38.00	202.92	412.60	75.00	337.60
Sewer	1,163.39	680.00	483.39	1,163.39	1,359.00	(195.61)
Garbage and Trash Removal	571.98	624.00	(52.02)	1,143.96	1,247.00	(103.04)
Total Utility Expenses	2,707.11	2,564.00	143.11	3,460.38	5,127.00	(1,666.62)
Operating & Maintenance Expense						
Rec Room Cleaning and Supplies	0.00	0.00	0.00	0.00	0.00	0.00
Clean/Repair Apartment	0.00	0.00	0.00	369.00	0.00	369.00
Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	0.00
Exterminating Contract	200.00	0.00	200.00	300.00	0.00	300.00
Tree Service	0.00	0.00	0.00	0.00	0.00	0.00
Grounds Maintenance and Supplies	978.47	417.00	561.47	978.47	833.00	145.47
Grounds Contract	1,000.00	1,355.00	(355.00)	2,000.00	2,709.00	(709.00)
Maintenance Personnel	2,207.89	2,278.00	(70.11)	4,223.79	4,555.00	(331.21)
Repair Materials	247.71	304.00	(56.29)	389.58	608.00	(218.42)
Repair Contract/Vendor Labor	0.00	233.00	(233.00)	0.00	467.00	(467.00)
Electrical Repair/Supplies	0.00	0.00	0.00	0.00	0.00	0.00
HVAC Repair and Maintenance	198.00	0.00	198.00	198.00	0.00	198.00
Appliance Repair and Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Plumbing Repair and Supplies	50.06	0.00	50.06	296.37	0.00	296.37
Interior Painting and Supplies	0.00	92.00	(92.00)	0.00	183.00	(183.00)
Gas, Oil and Mileage	0.00	0.00	0.00	0.00	0.00	0.00
Equipment Leasing	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
Total Operating & Maint Expenses	4,882.13	4,679.00	203.13	8,755.21	9,355.00	(599.79)

Income Statement
DHI GRIDLEY SPRINGS I
As of
February 28, 2023

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
Taxes & Insurance Expenses						
Property Taxes	0.00	0.00	0.00	(719.06)	0.00	(719.06)
Payroll Taxes	706.21	479.00	227.21	1,399.12	959.00	440.12
Misc Taxes & Licenses	0.00	850.00	(850.00)	0.00	1,700.00	(1,700.00)
Property & Liability Insurance	0.00	1,317.00	(1,317.00)	0.00	2,633.00	(2,633.00)
Worker's Compensation	184.83	221.00	(36.17)	354.68	442.00	(87.32)
Health/Dental Insurance	179.43	461.00	(281.57)	358.85	927.00	(568.15)
Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Total Taxes & Insurance Expenses	1,070.47	3,328.00	(2,257.53)	1,393.59	6,661.00	(5,267.41)
TOTAL EXPENSES	13,488.42	16,425.00	(2,936.58)	24,226.07	32,849.00	(8,622.93)
NET OPERATING INCOME (LOSS)	8,473.68	8,606.00	(132.32)	22,771.09	17,214.00	5,557.09
Interest & Finance Expense						
Mortgage Interest	1,246.15	2,352.00	(1,105.85)	2,493.69	4,704.00	(2,210.31)
General Partner Fee	0.00	2,700.00	(2,700.00)	0.00	5,400.00	(5,400.00)
Bank Fees	45.00	0.00	45.00	80.00	0.00	80.00
Total Interest & Finance Expense	1,291.15	5,052.00	(3,760.85)	2,573.69	10,104.00	(7,530.31)
OPERATING PROFIT (LOSS)	7,182.53	3,554.00	3,628.53	20,197.40	7,110.00	13,087.40
Replacements						
Roofing/Paving/Exterior	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
Drapery and Blind Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Carpet/ Flooring Replacement	0.00	833.00	(833.00)	0.00	1,667.00	(1,667.00)
HVAC Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Plumbing Replacement	526.32	0.00	526.32	526.32	0.00	526.32
Glass Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Furniture and Equipment Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Door & Screen Repair/ Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Total Cost of Replacements	526.32	833.00	(306.68)	526.32	1,667.00	(1,140.68)
NET CASH FLOW FROM OPERATIONS	6,656.21	2,721.00	3,935.21	19,671.08	5,443.00	14,228.08

1200 Park Avenue Apartments February 2023



Separate *Variance Report* explaining budget differences and expenditures.

Updates:

1200 Park Avenue currently has 3 vacancies. Two move-ins and two move-outs during the month of February

Vacancies:

- Unit #207 – Unit market ready with an applicant close to an approval
- Unit #119 – turn in process, working the waiting list
- Unit #201 – turn in process, working the waiting list

Upcoming Vacancies:

- Unit #309 – new 30-day notice to vacate – moving to new Creekside apartments.

There are 2 February rent payments outstanding – residents have made payment plans

To date in March 10 rent payments are outstanding – PM following up to collect.

Our new maintenance technician, Javier Aguinaga, is adjusting well.

The results of the recent HOME monitoring have been received and are minimal. Corrections will be submitted by the deadline.

The Chico Fire Department will be hosting an evacuation presentation on Thursday, March 9, 2023 and refreshments will be served after the presentation.

The exterior balconies on both 12th Street and Oakdale need pressure washing. This will be scheduled with a vendor once an estimate is received and approved.

A piano was donated by a resident at 1200 Park Avenue for all to enjoy. The piano is now in the lobby and a few residents are already playing. They love it!!



Park Avenue 569
For the Month Ended February 28, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 87,239.00	\$ 92,602.00	\$ (5,363.00)	\$ 174,356.00	\$ 185,204.00	\$ (10,848.00)
Vacancies	(1,255.00)	(2,778.08)	1,523.08	(2,849.00)	(5,556.16)	2,707.16
Rent Adjustments	(25.00)	0.00	(25.00)	(25.00)	0.00	(25.00)
Manager's Unit	(912.00)	(912.00)	0.00	(1,824.00)	(1,824.00)	0.00
Total Tenant Rent	\$ 85,047.00	\$ 88,911.92	\$ (3,864.92)	\$ 169,658.00	\$ 177,823.84	\$ (8,165.84)
Other Project Income:						
Laundry Income	\$ 0.00	\$ 819.50	\$ (819.50)	\$ 0.00	\$ 1,639.00	\$ (1,639.00)
Interest Income	.43	0.00	.43	3.44	0.00	3.44
Restricted Reserve Interest Incom	14.68	16.42	(1.74)	27.11	32.84	(5.73)
Late Charges	160.00	41.67	118.33	300.00	83.34	216.66
Other Tenant Income	\$ 552.36	\$ 350.00	\$ 202.36	\$ 1,446.72	\$ 700.00	\$ 746.72
Miscellaneous Income	\$ 0.00	\$ 12.50	\$ (12.50)	\$ 0.00	\$ 25.00	\$ (25.00)
Other Project Income	\$ 727.47	\$ 1,240.09	\$ (512.62)	\$ 1,777.27	\$ 2,480.18	\$ (702.91)
Total Project Income	\$ 85,774.47	\$ 90,152.01	\$ (4,377.54)	\$ 171,435.27	\$ 180,304.02	\$ (8,868.75)
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 12,077.13	\$ 17,410.24	\$ (5,333.11)	\$ 24,122.09	\$ 34,820.48	\$ (10,698.39)
Utilities (From Pg 2)	4,011.67	12,597.93	(8,586.26)	18,091.72	25,195.86	(7,104.14)
Administrative (From Pg 2)	11,278.92	12,243.58	(964.66)	20,940.29	24,487.16	(3,546.87)
Taxes & Insurance (From Pg 2)	4,689.50	6,618.16	(1,928.66)	9,379.00	13,236.32	(3,857.32)
Other Taxes & Insurance (Fr Page	2,547.28	4,217.08	(1,669.80)	5,151.49	8,434.16	(3,282.67)
Other Project Expenses	1,345.62	1,948.93	(603.31)	3,858.73	3,897.86	(39.13)
Total O&M Expenses	\$ 35,950.12	\$ 55,035.92	\$ (19,085.80)	\$ 81,543.32	\$ 110,071.84	\$ (28,528.52)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,242.49	\$ 26,300.42	\$ (57.93)	\$ 52,484.98	\$ 52,600.84	\$ (115.86)
Managing General Partner Fees	\$ 1,118.09	\$ 1,118.08	\$.01	\$ 2,236.18	\$ 2,236.16	\$.02
Transfer - Reserves	2,675.00	2,675.00	0.00	5,350.00	5,350.00	0.00
Total Mortgage & Owner's Exp.	\$ 30,035.58	\$ 30,093.50	\$ (57.92)	\$ 60,071.16	\$ 60,187.00	\$ (115.84)
Total Project Expenses	\$ 65,985.70	\$ 85,129.42	\$ (19,143.72)	\$ 141,614.48	\$ 170,258.84	\$ (28,644.36)
Net Profit (Loss)	\$ 19,788.77	\$ 5,022.59	\$ 14,766.18	\$ 29,820.79	\$ 10,045.18	\$ 19,775.61
Other Cash Flow Items:						
Reserve Transfers	\$ (11.01)	\$ 0.00	\$ (11.01)	\$ (20.33)	\$ 0.00	\$ (20.33)
T & I Transfers	(6,490.00)	0.00	(6,490.00)	(12,982.58)	0.00	(12,982.58)

Park Avenue 569
For the Month Ended February 28, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Operating - MMKT- FFB*	\$ (.43)	\$ 0.00	\$ (.43)	\$ (.86)	\$ 0.00	\$ (.86)
Security Deposits Held	0.00	0.00	0.00	(300.00)	0.00	(300.00)
Authorized Reserve - Other	0.00	(7,660.42)	7,660.42	0.00	(15,320.84)	15,320.84
Pending Reserves	(13,213.63)	0.00	(13,213.63)	(13,213.63)	0.00	(13,213.63)
Tenant Receivables	(209.36)	0.00	(209.36)	437.28	0.00	437.28
Other Receivables	5,377.00	0.00	5,377.00	2,406.00	0.00	2,406.00
Accounts Payable - Trade	14,857.65	0.00	14,857.65	14,857.65	0.00	14,857.65
Accrued Expenses	3,210.00	0.00	3,210.00	3,210.00	0.00	3,210.00
Accrued Interest City of Chico	6,125.00	0.00	6,125.00	12,250.00	0.00	12,250.00
Accrued Local Administration Fee	416.67	0.00	416.67	833.34	0.00	833.34
Accrued Managing GP Fee	701.42	0.00	701.42	1,402.84	0.00	1,402.84
Accrued Interest Housing Authority	4,922.85	0.00	4,922.85	9,845.70	0.00	9,845.70
Total Other Cash Flow Items	\$ 15,686.16	\$ (7,660.42)	\$ 23,346.58	\$ 18,725.41	\$ (15,320.84)	\$ 34,046.25
Net Operating Cash Change	<u>\$ 35,474.93</u>	<u>\$ (2,637.83)</u>	<u>\$ 38,112.76</u>	<u>\$ 48,546.20</u>	<u>\$ (5,275.66)</u>	<u>\$ 53,821.86</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 142,129.42	\$ 190,675.62	\$ 48,546.20
Operating - MMKT- FFB*	10,153.81	10,154.67	.86
Tax & Insurance-FFB	3,022.77	16,005.35	12,982.58
Security Deposit - FFB	36,064.00	36,064.00	0.00
Repl Reserves - Berkadia - IMP	357,868.79	363,239.12	5,370.33
Payables & Receivables:			
Accounts Payable - Trade	3,126.97	17,984.62	14,857.65
Rents Receivable - Current Tenants	3,518.00	3,225.86	(292.14)
Other Tenant Charges Receivable	1,644.78	1,499.64	(145.14)

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 4,849.64	\$ 7,313.33	\$ (2,463.69)	\$ 9,871.95	\$ 14,626.66	\$ (4,754.71)
Janitorial/Cleaning Supplies	290.01	318.25	(28.24)	290.01	636.50	(346.49)
Plumbing Repairs	0.00	191.50	(191.50)	300.00	383.00	(83.00)
Painting & Decorating	92.51	223.83	(131.32)	92.51	447.66	(355.15)
Repairs & Maintenance - Supply	159.91	1,000.00	(840.09)	734.70	2,000.00	(1,265.30)
Repairs & Maintenance - Contract	1,876.00	2,083.33	(207.33)	3,828.45	4,166.66	(338.21)
Grounds Maintenance	1,732.18	1,816.67	(84.49)	3,432.18	3,633.34	(201.16)
Elevator Maintenance & Contract	1,831.00	847.33	983.67	1,831.00	1,694.66	136.34
Pest Control Service	0.00	1,000.00	(1,000.00)	0.00	2,000.00	(2,000.00)
Fire/Alarm Services	0.00	773.33	(773.33)	856.38	1,546.66	(690.28)

Park Avenue 569
For the Month Ended February 28, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Security Service	\$ 0.00	\$ 701.00	\$ (701.00)	\$ 666.00	\$ 1,402.00	\$ (736.00)
Carpet Cleaning	0.00	891.67	(891.67)	275.00	1,783.34	(1,508.34)
HVAC Repairs	0.00	125.00	(125.00)	550.00	250.00	300.00
Cable Service	1,087.86	0.00	1,087.86	1,087.86	0.00	1,087.86
Tenant Services	158.02	125.00	33.02	306.05	250.00	56.05
Total Maint. & Operating Exp.	\$ 12,077.13	\$ 17,410.24	\$ (5,333.11)	\$ 24,122.09	\$ 34,820.48	\$ (10,698.39)
Utilities:						
Electricity	\$ 0.00	\$ 6,182.42	\$ (6,182.42)	\$ 8,533.23	\$ 12,364.84	\$ (3,831.61)
Water	809.11	1,037.92	(228.81)	1,560.29	2,075.84	(515.55)
Sewer	2,459.00	4,081.67	(1,622.67)	4,917.86	8,163.34	(3,245.48)
Heating Fuel/Other	0.00	416.92	(416.92)	1,025.22	833.84	191.38
Garbage & Trash Removal	743.56	879.00	(135.44)	2,055.12	1,758.00	297.12
Total Utilities	\$ 4,011.67	\$ 12,597.93	\$ (8,586.26)	\$ 18,091.72	\$ 25,195.86	\$ (7,104.14)
Administrative:						
Manager's Salary	\$ 5,152.75	\$ 5,857.33	\$ (704.58)	\$ 9,308.51	\$ 11,714.66	\$ (2,406.15)
Management Fees	5,350.00	5,350.00	0.00	10,165.00	10,700.00	(535.00)
Bad Debt Expense	20.00	208.33	(188.33)	20.00	416.66	(396.66)
Auditing	687.50	625.00	62.50	1,375.00	1,250.00	125.00
Legal	65.00	177.92	(112.92)	65.00	355.84	(290.84)
Other Administrative Expenses	3.67	25.00	(21.33)	6.78	50.00	(43.22)
Total Administrative Expense	\$ 11,278.92	\$ 12,243.58	\$ (964.66)	\$ 20,940.29	\$ 24,487.16	\$ (3,546.87)
Taxes & Insurance Reserve For:						
Special Assessments	\$ 0.00	\$ 26.08	\$ (26.08)	\$ 0.00	\$ 52.16	\$ (52.16)
Property Insurance	4,571.00	6,461.08	(1,890.08)	9,142.00	12,922.16	(3,780.16)
Other Insurance	118.50	131.00	(12.50)	237.00	262.00	(25.00)
Total Taxes & Insurance Expense	\$ 4,689.50	\$ 6,618.16	\$ (1,928.66)	\$ 9,379.00	\$ 13,236.32	\$ (3,857.32)
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,158.84	\$ 1,166.25	\$ (7.41)	\$ 2,265.58	\$ 2,332.50	\$ (66.92)
Other Taxes, Fees & Permits	45.04	233.33	(188.29)	110.92	466.66	(355.74)
Bond Premiums	0.00	108.75	(108.75)	0.00	217.50	(217.50)
Worker's Compensation Insurance	368.54	982.58	(614.04)	718.01	1,965.16	(1,247.15)
Personnel Medical Insurance	974.86	1,726.17	(751.31)	2,056.98	3,452.34	(1,395.36)
Total Other Taxes & Insurance	\$ 2,547.28	\$ 4,217.08	\$ (1,669.80)	\$ 5,151.49	\$ 8,434.16	\$ (3,282.67)
Other Project Expenses						
Telephone & Answering Service	\$ 582.16	\$ 556.00	\$ 26.16	\$ 1,247.10	\$ 1,112.00	\$ 135.10
Internet Service	0.00	355.92	(355.92)	0.00	711.84	(711.84)
Water/Coffee Service	75.01	75.00	.01	132.35	150.00	(17.65)
Office Supplies & Expense	77.02	433.33	(356.31)	1,636.35	866.66	769.69

Park Avenue 569
For the Month Ended February 28, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Postage	\$ 73.56	\$ 87.67	\$ (14.11)	\$ 73.56	\$ 175.34	\$ (101.78)
Toner/Copier Expense	453.57	297.92	155.65	685.07	595.84	89.23
Travel & Promotion	0.00	41.67	(41.67)	0.00	83.34	(83.34)
Training Expense	0.00	63.92	(63.92)	0.00	127.84	(127.84)
Credit Checking	84.30	29.17	55.13	84.30	58.34	25.96
Employee Meals	0.00	8.33	(8.33)	0.00	16.66	(16.66)
Total Other Project Expenses	<u>\$ 1,345.62</u>	<u>\$ 1,948.93</u>	<u>\$ (603.31)</u>	<u>\$ 3,858.73</u>	<u>\$ 3,897.86</u>	<u>\$ (39.13)</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	\$ 26,300.42	\$ (57.93)	\$ 52,484.98	\$ 52,600.84	\$ (115.86)
Managing General Partner Fees	\$ 1,118.09	\$ 1,118.08	\$.01	\$ 2,236.18	\$ 2,236.16	\$.02
Transfer - Reserves	2,675.00	2,675.00	0.00	5,350.00	5,350.00	0.00
Total Mortgage & Owner's Exp.	<u>\$ 30,035.58</u>	<u>\$ 30,093.50</u>	<u>\$ (57.92)</u>	<u>\$ 60,071.16</u>	<u>\$ 60,187.00</u>	<u>\$ (115.84)</u>
Total Expenses	<u><u>\$ 65,985.70</u></u>	<u><u>\$ 85,129.42</u></u>	<u><u>\$ (19,143.72)</u></u>	<u><u>\$ 141,614.48</u></u>	<u><u>\$ 170,258.84</u></u>	<u><u>\$ (28,644.36)</u></u>
Authorized Reserve - Other	\$ 0.00	\$ 7,660.42	\$ (7,660.42)	\$ 0.00	\$ 15,320.84	\$ (15,320.84)
Pending Reserves	<u>13,213.63</u>	<u>0.00</u>	<u>13,213.63</u>	<u>13,213.63</u>	<u>0.00</u>	<u>13,213.63</u>
	<u>\$ 13,213.63</u>	<u>\$ 7,660.42</u>	<u>\$ 5,553.21</u>	<u>\$ 13,213.63</u>	<u>\$ 15,320.84</u>	<u>\$ (2,107.21)</u>

Date: 3/8/2023

MEMO

To: Board of Commissions

From: Angie Little, Section 8 Housing Manager

Subject: Family Self-Sufficiency (FSS) Program update for February 2023

Program Statistics for Period Ending	February 2023	February 2022
Number of participants as of last day of the month	35	34
Number of Orientation Briefings	0	1
Number of signed contracts	0	1
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	0
Number of Families on FSS Waiting List	15	1
Number of participants with annual income increases (YTD)	0	0
Number of participants with new employment (YTD)	0	1
Number of participants with escrow accounts	25	22
Number of participants currently escrowing	16	15
Amount disbursed from escrow account	\$0.00	\$0.00
Balance of Escrow Account	\$127,648.34	\$89,980.95

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 February 2023

Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	2/2023 Enrollment	2/2023 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	10	\$13,745.00	\$78,099.00
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	\$21,807.00
Totals		\$186,717.00			35			11	\$13,945.00	\$112,332.00

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:03/08/2023

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

4.01.A3



Butte County Board of Supervisors

25 County Center Drive, Suite 200
Oroville, California 95965

T: 530.552.3300
F: 530.538.7120

www.buttecounty.net/administration

Members of the Board

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

February 14, 2023

Darlene Fredricks

Dear Ms. Fredricks

On February 14, 2023, the Butte County Board of Supervisors appointed you to serve on the Butte County Housing Authority Board (HACB) as the District 4 Representative. The term of this appointment shall end January 6, 2025.

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 (HACB)



GLENN COUNTY BOARD OF SUPERVISORS

Willows Memorial Hall, 2nd Floor
525 West Sycamore Street, Suite B1
Willows, CA 95988

RECEIVED
FEB 23 2023
BY:

Grant Carmon, District 1
Monica Rossman District 2
Tom Arnold, District 3
Jim Yoder, District 4
Vacant, District 5

Scott H. De Moss, County Administrative Officer

February 21, 2023

Butte County Housing Authority
2039 Forest Ave
Chico, CA 95928

SUBJECT: Support the transfer of HUD Section 8 Project-Based Housing Choice Vouchers from Garden Park Apartments, Willows to Purpose Place 827 Newville Road, Orland

To Whom It May Concern:

Glenn County supports a transfer of HUD Section 8 Project-Based Housing Choice Vouchers awarded to a former Glenn County No Place Like Home ("NPLH") project located at Garden Park Apartments in Willows, CA. The project never came to fruition due to not obtaining land control. The Housing Authority of the County of Butte administers this HUD-funded program on behalf of Butte and Glenn County. Please consider the transfer of vouchers awarded in 2021 to a new project called Purpose Place, located at 827 Newville Road in Orland, CA. The Award Letter, "HUD Section 8 Project-Based Housing Choice Vouchers PBV Commitment - Garden Park Apartments, Willows", dated December 20, 2021, awards the project thirty-one (31) Section 8 Housing Choice Vouchers to be applied as project-based assistance. This award commitment lapsed on December 31, 2022. **The request asks that the Board of The Housing Authority of the County of Butte transfer these Project- Based Vouchers to the Homekey - awarded project located at 827 Newville Road, Orland, CA for operational support and long-term project success.**

Purpose Place, located at 827 Newville Road, sits under a fifty-five (55) year regulatory agreement. These Vouchers would assist with long-term operational sustainability. By leveraging the Annual Maximum Gross Subsidy Amount provided by the HUD Section 8 Project-Based Vouchers, the property manager, Habitat for Humanity Yuba-Sutter, can more effectively conserve cash resources from its Restore net revenue for operating and rent reserves. The property is currently under construction and has a projected occupancy date of April 2023.

If you have any further questions, please feel free to contact me at (530) 934-6400 or by email at gcboard@countyofglenn.net.

Thank you,

Grant Carmon, Chairman
Glenn County Board of Supervisors

Dos Rios Continuum of Care (CA-523)
Serving Colusa, Glenn, and Trinity Counties
Lead Agency: Glenn County Community Action
345 Yolo Street, Orland, CA 95963
gccad@countyofglenn.net



March 3, 2023

Butte County Housing Authority
2039 Forest Ave
Chico, CA 95928

SUBJECT: Support the transfer of HUD Section 8 Project-Based Housing Choice Vouchers from Garden Park Apartments, Willows to Purpose Place 827 Newville Road, Orland

To Whom It May Concern:

The Dos Rios Continuum of Care (CoC), a coalition of organizations that serves residents in Colusa, Glenn, and Trinity Counties, supports Glenn County's request to transfer HUD Section 8 Project-Based Housing Choice Vouchers awarded to a former Glenn County No Place Like Home("NPLH") project located at Garden Park Apartments in Willows, CA. The Award Letter, "HUD Section 8 Project-Based Housing Choice Vouchers PBV Commitment- Garden Park Apartments, Willows", dated December 20, 2021, awards the project thirty-one (31) Section 8 Housing Choice Vouchers to be applied as project-based assistance. This award commitment lapsed on December 31, 2022, and this project never came to fruition due to not obtaining site control. Glenn County has requested the transfer of vouchers awarded in 2021 to a new Homekey awarded project called Purpose Place, located at 827 Newville Road in Orland, CA. The Dos Rios CoC supports this request and believes that transferring vouchers to the Purpose Place Project will ensure its long-term operational success.

Much like the Glenn County Board of Supervisors' support of this project for long-term operational sustainability, the Dos Rios Continuum of Care feels this transfer request will further Glenn County's continued efforts to create a community where every person is appropriately and safely housed and will provide access to an array of supportive services that will alleviate homelessness through prevention and assistance toward improved health outcomes. The Continuum believes one of the keys to a vibrant, healthy community is the ability to house its citizens in good, quality short and long-term housing. The Purpose Place project is a perfect example of how we, as a coalition, strive to expand the housing options in small communities like Glenn and serve as conveners and catalysts for safe, decent, and affordable housing in collaboration with local, regional, and state partners.

Thank you,



Bill Wathen, Chairman
Dos Rios Continuum of Care (CA-523)



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
One Sansome Street, Suite 1200
San Francisco, California 94104-4430
www.hud.gov
espanol.hud.gov

February 9, 2023

Mr. Edward S. Mayer
Executive Director
County of Butte Housing Authority
2039 Forest Avenue, Suite #10
Chico, CA 95928

Dear Mr. Mayer:

This letter provides the scoring information for the **County of Butte Housing Authority's** Section 8 Management Assessment Program (SEMAP) for fiscal year ending **September 30, 2022**. SEMAP enables HUD to better manage the Housing Choice Voucher (HCV) program by identifying PHA capabilities and deficiencies related to the administration of the HCV program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The **County of Butte Housing Authority's** final score for fiscal year ending **September 30, 2022**, is **81%**. The Housing Authority's overall designation is **Standard**. The following are the scores for each indicator:

Indicator 1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
Indicator 2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
Indicator 3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator 4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator 5	HQS Quality Control (24 CFR 982.405(b))	5
Indicator 6	HQS Enforcement (24 CFR 982.404)	10
Indicator 7	Expanding Housing Opportunities	5
Indicator 8	Payment Standards (24 CFR 982.503)	0
Indicator 9	Timely Annual Reexaminations (24 CFR 5.617)	10
Indicator 10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator 11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator 12	Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator 13	Lease-Up	0
Indicator 14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	N/A
Indicator 15	Deconcentration Bonus	N/A

Your housing authority has failed (scored zero on) at least one of the above mandatory performance indicators. It will be necessary for the housing authority to take immediate corrective actions to ensure compliance with program requirements within 45 calendar days from the date of this letter. You must provide HUD with a written report describing the corrective actions you have taken to resolve all "zero" indicators within 45 calendar days from the date of this letter. If the corrective actions that your agency will take cannot resolve a "zero" indicator within the 45 calendar days from the date of this letter, it will be necessary to submit a Corrective Action Plan (CAP) within 30 calendar days from the date of this letter. Detailed guidance on how to develop a CAP is contained in PIH Notice 2005-33.

Thank you for your cooperation with the SEMAP process. Should you have any questions concerning your scores or required corrective actions, you may contact Sarah Glover Johnson, Portfolio Management Specialist, at (415) 489-6448.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

Gerard Windt
Director
Office of Public Housing



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

March 1, 2023

Mr. Gerard Windt, Director
Office of Public Housing
U.S. Department of Housing and Urban Development
San Francisco Regional Office – Region IX
One Sansome Street, Suite 1200
San Francisco, CA 94104-4430

Subject: FYE 09-30-2022 SEMAP Scoring
Score “zero” Indicators (2) – Written Response

Dear Mr. Windt:

The Housing Authority of the County of Butte, CA-043, provides the following responses regarding the two (2) 2022 SEMAP Indicators for which it scored “zero”:

Indicator 8 Payment Standards – 0 points ERROR

Input error. The indicator should have scored 5, not 0. Both Butte County and Glenn County Payment Standards were adopted, set, and used for the year (110% of FMR). Data entry into SEMAP system online was apparently errant, as letter of February 9, 2023 shows a “zero” score, an inaccurate reflection of our program’s actual performance and certification.

Indicator 13 Lease Up – 0 points

HACB’s Section 8 HCV program has been in recovery since the Camp Fire Disaster of November 2018, where 15% of the Section 8 Housing Choice Voucher Program (315 units) and 15% of the County housing stock (15,000 units) was lost in a day. HACB’s assessment at the time projected it taking three to five years to fully recover and stabilize the program.

HACB embarked on a multi-year plan of recovery for the program, of which HUD was made well aware through monthly reporting. Based on the fruition of these efforts, Two-Year Tool projections see the Section 8 program fully stabilized in 2023, thanks to thousands of disaster-recovery-funded affordable housing units coming on line, many with HACB Section 8 project-based voucher commitments.



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

March 1, 2023
Mr. Gerard Windt
2022 SEMAP Response
Page 2 of 2

Of note, the 2022's SEMAP certification was the first year HACB did not utilize a Leasing Indicator Waiver (post Disaster) and/or carry forward previous SEMAP scoring as provided during the Covid-19 pandemic years. Last year's Two-Year Tool projections show the program attaining a 95% Utilization Rate by year end. The objective was only narrowly missed, program performance having been impacted by an enterprise software conversion that put agency administration a month behind.

Aiding recovery efforts, conversion from MRI's HAB software to the Yardi platform provides for paperless capacities, with applicant, participant, and landlord interactions now possible via web portal, a far more efficient proposition. Administrative processes are being reworked throughout the agency, in anticipation of achieving both administrative and cost efficiencies in the next two years operation.

As part of the agency's Section 8 program recovery strategy, a project-based voucher program was deployed. Four years later, it is now seeing fruition. To date, 566 vouchers have been committed to project-basing in seventeen new affordable housing development projects, now in various phases of development. This leveraging of vouchers to create additional affordable housing opportunity, combined with disaster recovery funding in the form of 9% LIHTC's and CDBD-DR monies, has driven the area's development of more than 3,000 affordable housing units, to be delivered between 2022 and 2025. This opens the field for Section 8 voucher opportunity.

Not only will 566 Section 8 households be assured housing, but the regulated properties will be highly motivated to take Section 8 voucher holders, because of the rent premiums that can be realized. Significantly higher voucher holder success rates are anticipated. With the first of these properties coming on line, the program has already seen new dynamics, extraordinary numbers of RTA's, as existing program participants move from older properties to the new. We anticipate this trend will continue throughout the build-out of these projects, over the next two to three years.

Until the software conversion in September, HACB was processing 600 Section 8 applications per month; there are currently about 250 voucher holders on the street seeking housing. As the new regulated housing developments come on line, extraordinary admissions processing will wind down. Focus will turn to implementation of the project-based voucher program. With HQS conversion to NSPIRE, the program will re-structure to accommodate the new volume of RTA's. HOTMA administrative relief provisions are being considered for implementation, including every-other-year inspections and recertifications for fixed income households – sixty percent of households served are headed by a senior and/or disabled person.

Please contact us should you have questions or require additional information. Thank you for your support and assistance in program administration.

Very truly yours,



Edward S. Mayer
Executive Director
Direct: (530) 895-4474 x 215
edm@butte-housing.com

March 10, 2023

Memo

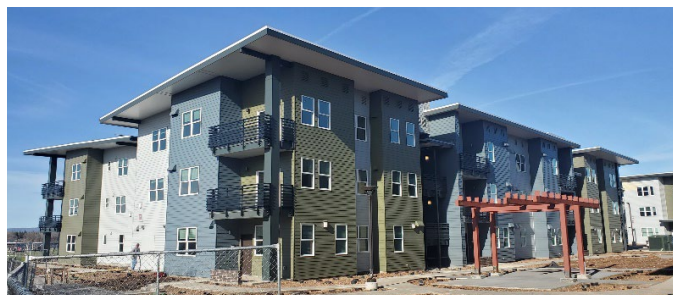
To: HACB Board of Commissioners
From: Ed Mayer, Executive Director
Subject: BCAHDC Development Activity – Status

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.

- Two development partnerships are working towards finance closing within a month: the Eaglepointe Apartments, Paradise, and the Lincoln Street Family Apartments, Oroville. Another two are scheduled to close yet in 2023, and another three in 2024. Additional development agreements are anticipated and/or being negotiated. Significant development activity continues, taking advantage of tranches of CDBG-DR monies. The opportunity will taper off, however, as disaster recovery funds are exhausted.
- The HACB has committed 566 Section 8 Vouchers to 17 projects; BCAHDC has partnership ownership interest in 13 of the 17 projects.
- Construction activity has accelerated with clear weather after the rains, though delays were documented. Rains will continue to play havoc with site work and schedules.

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: unit walk-thrus have been completed for many of the units, and site work is well underway. Lease-up will start April 2023, leasing activity is well underway. The HACB has opened its Section 8 Wait List for interested project-based voucher applicants. The project is in its twenty-first month of construction.

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



North Creek Crossings Apartments I, Merriam Park, Chico

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 between the completed Lava Ridge Apartments and the under-construction Senator Conness Apartments, Phase I is now well out of the ground, with buildings fully framed and roofed, and many with windows and siding assemblies underway. Phase II framing work is well underway, with the last buildings being framed up. Eleven construction draws for Phase I, and nine for Phase II, have been processed.



1297 Park Ave Apts, Chico (59 units, formerly homeless singles, Jamboree & BCAHDC. Lender: Banner Bank. LIHTC Investor, CREA) – Building framing is nearing completion at the third-floor level, nearing readiness for the fourth and final floor. Staff met with representatives from the contractor and partner Jamboree on site. Forty-three (43) Section 8 vouchers have been committed to this supportive housing project. Occupancy is scheduled for October 2023; leasing and Section 8 coordination has been initiated.



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 fourteenth construction advance, and has initiated leasing. Phase II completed its sixth advance, seeing significant progress in building 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) The 36-unit Phase I filed its Certificate of Completion December 1st, and was fully leased as of December 23, 2022. Phase II just completed its sixth construction draw, with the building close to being closed in.



Ford Oaks Apts, Gridley (36 units, family, The Pacific Companies/BCAHDC. Lender: Umpqua Bank. LIHTC Investor: CREA) The project is complete and was fully leased as of August 23, 2022. Loan conversion is in process.



Ford Oaks Apartments, Gridley – Community Room Building with Apartments in background

Prospect View Apts, Oroville (40 units, formerly homeless singles, 15 NPLH units, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank. LIHTC investor: Boston Financial) Building framing is near complete. The seventh construction draw has been processed. HACB has committed 39 Section 8 Vouchers to this project. Leasing coordination is now underway.



Sunrise Village Apts, Gridley (37 units, seniors, The Pacific Companies/BCAHDC) The building is now closed in. The seventh construction draw has been processed. 36 Section 8 Vouchers will serve the low-income occupants. Coordination has been initiated between HACB, TPC, and the property management company, Cambridge RE, regarding lease-up of the vouchers.



Liberty Bell Apts, Orland (32 units, seniors, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank, LIHTC investor: Redstone) – Building framing nearing completion. 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 sixth 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.) 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 was delayed by State administrative (in)action. The project is now scheduled to see its Construction Close in May 2023, with delivery in Fall 2024.

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 submitted 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 commitments of CDBG-DR funds, and 9% LIHTC's, completing the financing package. The construction loan close is scheduled for March 16th, at which point construction can begin.



Lincoln Family Apartments, Oroville (61 units, family, The Richman Group/BCAHDC. Lender unknown at this time, LIHTC investor: The Richman Group) The financing package is complete, with commitments of CDBG-DR and State Permanent Local Housing Allocation (PLHA) funds, and 9% LIHTC's. The Construction Close is scheduled for April 10, 2023.

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**](#).



SAVE THE DATE: MAY 22 - 25, 2023

PSWRC NAHRO's

MAJESTIC GARDEN HOTEL ANAHEIM, CA

ANNUAL CONFERENCE