

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

MEETING AGENDA

April 20, 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/365018333>

You can also dial in using your phone.

Access Code: 365-018-333
United States (Toll Free): [1 866 899 4679](tel:18668994679)
United States: [+1 \(571\) 317-3116](tel:+15713173116)

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 March 16, 2023

3.2 Checks written for:

3.2.1 Accounts Payable (General) – \$1,337,472.92

3.2.2 Landlords – \$1,619,552.29

3.2.3 Payroll – \$133,625.40

3.3 Financial Statements

3.4 Section 8 Housing Choice Voucher Program

3.5 Property Vacancy Report

3.6 Public Housing

3.7 Construction Projects

3.8 Capital Fund Improvement Projects

3.9 Farm Labor Housing Report

3.10 HACB Owned Properties

3.11 Tax Credit Properties

3.12 Family Self Sufficiency

3.13 Rental Assistance Programs

3.14 News Article

3.14.1 “CHIPs senior apartments coming along”, Michael Weber, *Chico Enterprise Record*, March 25, 2023

3.15 Standard & Poors Annual Update

4. CORRESPONDENCE

4.1 Response to Letter of February 21, 2023, Request for Support for Purpose Place Apartments, Orland.

5. REPORTS FROM EXECUTIVE DIRECTOR

Meeting turned over to Executive Director Mayer by Chair Pittman.

- 5.1 Election of Officers – Election of Chair and Vice Chair for 2023-2024.

Recommendation: Motion

Meeting turned over to newly elected Chair by Executive Director Mayer.

- 5.2 Receive and File Proposed Agency Annual Plan – Authorize publication Notice for review and schedule Public Hearing on June 15, 2023 for adoption of Agency Plan.

Recommendation: Receive and File

- 5.3 Receive and File Proposed Public Housing Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan (AP) – Schedule Public Hearing on June 15, 2023 for adoption of ACOP and AP.

Recommendation: Receive Draft ACOP and Section 8 AP, authorize Publication of Public Notice for public review and comment (minimum 45 days required) and schedule public hearing for receipt of comment and final adoption of documents on June 15, 2023

- 5.4 Utility Allowances – Adoption of High Efficiency Utility Allowances.

Recommendation: Motion

- 5.5 Housing Authority of the County of Butte (HACB) – Fogg Avenue, Oroville Development Initiative.

Recommendation: Information/Discussion

- 5.6 Housing Authority of the County of Butte (HACB) – Mission Statement, Objectives, Priorities and Strategic Visioning Review.

Recommendation: Information/Discussion

- 5.7 Development Activity – Status Review.

Recommendation: Information/Discussion

5.8 Valley's Edge Planning Area, Chico – Bill Brouhard.

Recommendation:

Information/Discussion

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

8.1 Washington Conference: NAHRO at 90 Advocate; March 22-24, 2023 - Report from Ed Mayer, Executive Director and David Pittman, Board Chair.

8.1.1 2023 NAHRO Legislative and Regulatory Agenda

8.1.2 CAHA Legislative Focus 2023

8.1.3 CAHA Legislative Asks 2023

9. REPORTS FROM COMMISSIONERS

10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION

12. COMMISSIONERS' CALENDAR

- **Next Meeting May 18, 2023**
- **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 March 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 2:06 p.m.

1. ROLL CALL

Present for the Commissioners: Charles Alford, Randy Coy, Darlene Fredericks, David Pittman, Sarah Richter, and: 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.

Others Present: Javi Pinedo, HACB Special Programs Coordinator, Bill Wathen, Glenn County HHSA Deputy Director, and Janelle Kelly, Program Manager II, Glenn County Social Services; all attended in person with the exception of Janelle Kelly, who attended by means of web-conference.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

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

4. CORRESPONDENCE

4.1 Commissioner Appointment – Letter from Butte County Board of Supervisors (BOS) appointing Darlene Fredericks as Commissioner, representing BOS District Number 4.

4.2 - Glenn County Board of Supervisors, Letter dated February 21, 2023 regarding request to transfer commitment of 30 HUD Section 8 Project-Based Vouchers from Garden Park Apartments, Willows to Purpose Place, 827 Newville Road, Orland.

- Dos Rios Continuum of Care, Letter dated March 3, 2023, regarding support of Glenn County BOS request to transfer of HUD Section 8 Project-Based Housing Choice Vouchers

from Garden Park Apartments, Willows to Purpose Place, 827 Newville Road, Orland.

Bill Wathen, Glenn County HHS Deputy Director, was present to discuss the correspondence regarding the Section 8 transfer request. Glenn County requested the 30-units of Section 8 project-based voucher authority assigned to a failed Willows project to the new Homekey-funded “Purpose Place” permanent supportive housing project in Orland. HACB was unable to consider the request because of HUD regulation requiring competitive PBV deployment, and because of HACB’s prior commitments of PBV capacity towards wildfire disaster response. A constructive conversation ensued, focused on building connections to Glenn County by way of better understanding Glenn County needs; Glenn County is particularly interested in promoting affordable housing development activity and engagement.

Commissioners approved proposed written response to Glenn County BOS.

- 4.3 FYE 09-30-2022 Section 8 SEMAP Scoring, Letter of Response to HUD, dated March 1, 2023. HACB’s response to errant scoring of its 2022 Section 8 SEMAP certification was discussed. Regardless of the outcome, HACB’s Section 8 program remains a “Standard Performer” for the 2022 year.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Development Activity – Executive Director Mayer reviewed a detailed update to agency and area development activity in Butte and Glenn Counties.

6. MEETING OPEN FOR PUBLIC DISCUSSION

- 6.1 A Public Housing resident concern regarding use of private security cameras on Public Housing property, raised during the comment period of the last BCAHDC Board meeting, was reviewed by Larry Guanzon, Deputy Executive Director. He provided a brief memo outlining the issue. Staff will research best practice regarding security camera policy in multifamily properties, and consider implementation of a policy or possible lease addendum.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

- 8.1 **CAHA Annual Conference: January 26-28, 2023 Sacramento, CA** - Executive Director Edward Mayer and Deputy Executive Director Larry Guanzon attended the California Association of Housing Authorities (CAHA) Conference in Sacramento on January 26-28. CAHA develops the housing authority industry’s state affordable housing legislative agenda. It was the first time in three years that the conference took place in person. Mr. Mayer and Mr. Guanzon attended HUD program update, cybersecurity, Public Housing RAD

conversion, and human resource sessions. They also toured an affordable housing complex in Sacramento that shared the same architect as 1200 Park Avenue, Chico, Mogavero & Associates.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

- **2023 Washington Conference: NAHRO at 90: ADVOCATE; March 22-24, 2023, Washington, D.C.**
- **Next Meeting – April 20, 2023**
- **Save the Date: PSWRC-NAHRO – Annual Conference: May 22-24, 2023**

13. ADJOURNMENT

Commissioner Fredericks moved that the meeting be adjourned. Commissioner Alford seconded. The meeting was adjourned at 2:56 p.m.

Dated: March 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
3/20/2023	157292	v0004515 - Foothills Solar Community LP	-420.00
3/2/2023	157557	v0004205 - RSC Associates Inc	1,294.00
3/9/2023	157751	v0000795 - Richard's North State Pest Mgmt (dba)	-297.50
3/9/2023	157752	v0000795 - Richard's North State Pest Mgmt (dba)	-564.75
3/9/2023	157753	v0000795 - Richard's North State Pest Mgmt (dba)	-616.75
3/1/2023	157794	v0000006 - Biggs Municipal Utilities	96.00
3/1/2023	157795	v0000010 - CALIF. WTR. SER. ORO	150.00
3/1/2023	157796	v0000011 - CALIFORNIA WATER SERVICE	119.93
3/1/2023	157797	v0000031 - PG&E	6,742.00
3/1/2023	157798	v0000241 - WASTE MANAGEMENT	59.07
3/1/2023	157799	v0000882 - RSC Associates, Inc	933.00
3/2/2023	157799	v0000882 - RSC Associates, Inc	-933.00
3/1/2023	157800	v0004492 - Minol	34.00
3/1/2023	157801	v0000011 - CALIFORNIA WATER SERVICE	163.00
3/1/2023	157802	v0000014 - Gridley Municipal Utilities	375.00
3/1/2023	157803	v0000031 - PG&E	816.00
3/2/2023	157804	t0009991 - Mitchel	84.00
3/2/2023	157805	v0000007 - CITY OF CHICO (22332)	654.16
3/2/2023	157806	v0000011 - CALIFORNIA WATER SERVICE	171.94
3/2/2023	157807	v0000014 - Gridley Municipal Utilities	1,171.69
3/2/2023	157808	v0000015 - A-1 Appliance	810.79
3/2/2023	157809	v0000017 - EAGLE SECURITY SYSTEMS	50.74
3/2/2023	157810	v0000017 - EAGLE SECURITY SYSTEMS	48.10
3/2/2023	157811	v0000031 - PG&E	225.12
3/2/2023	157812	v0000039 - TPx Communications	1,006.31
3/2/2023	157813	v0000048 - Valero Fleet	629.05
3/2/2023	157814	v0000057 - OPER. ENG. LOCAL #3	660.00
3/2/2023	157815	v0000072 - Towne Flooring Center	5,413.59
3/2/2023	157816	v0000106 - Messenger Publishing Group	145.00
3/2/2023	157817	v0000140 - COMCAST CABLE	158.74
3/2/2023	157818	v0000140 - COMCAST CABLE	237.18
3/2/2023	157819	v0000155 - Susanne Kemp	56.93
3/2/2023	157820	v0000206 - JACKSONS GLASS CO, INC.	462.91
3/2/2023	157821	v0000223 - EMPLOYMENT DEV.DEPT.	6.23
3/2/2023	157822	v0000235 - HD Supply Facilities Maintenance, Ltd.	2,099.70
3/2/2023	157823	v0000235 - HD Supply Facilities Maintenance, Ltd.	589.86
3/2/2023	157824	v0000235 - HD Supply Facilities Maintenance, Ltd.	24.62
3/2/2023	157825	v0000235 - HD Supply Facilities Maintenance, Ltd.	99.91
3/2/2023	157826	v0000235 - HD Supply Facilities Maintenance, Ltd.	1,030.28
3/2/2023	157827	v0000238 - Baker Distributing Company, Inc.	251.45
3/2/2023	157828	v0000240 - CIC	874.35
3/2/2023	157829	v0000267 - OFFICE DEPOT INC	744.47
3/2/2023	157830	v0000309 - Illustratus	121.17
3/2/2023	157831	v0000402 - US Bank	373.23
3/2/2023	157832	v0000428 - Adecco Employment Services	3,136.86
3/2/2023	157833	v0000459 - E Center	264.94
3/2/2023	157834	v0000463 - Sherwin-Williams Company	1,354.03
3/2/2023	157835	v0000513 - CDW Government, Inc.	858.55
3/2/2023	157836	v0000554 - GreatAmerica Financial Services	155.52
3/2/2023	157837	v0000592 - Neal Road Recycling & Waste	70.63
3/2/2023	157838	v0000631 - Hignell, Inc. dba Experts in Your Home	105,543.31
3/2/2023	157839	v0000679 - SAM'S DOOR SHOP	327.56
3/2/2023	157840	v0000680 - MAINTENANCE PLUS	147.50
3/2/2023	157841	v0000680 - MAINTENANCE PLUS	167.82
3/2/2023	157842	v0000680 - MAINTENANCE PLUS	552.50
3/2/2023	157843	v0000680 - MAINTENANCE PLUS	1,663.68
3/2/2023	157844	v0000680 - MAINTENANCE PLUS	1,598.37
3/2/2023	157845	v0000680 - MAINTENANCE PLUS	1,655.95
3/2/2023	157846	v0000680 - MAINTENANCE PLUS	1,642.20
3/2/2023	157847	v0000680 - MAINTENANCE PLUS	1,593.48
3/2/2023	157848	v0000769 - Douglas DeSoto	443.44
3/2/2023	157849	v0000805 - Mendes Supply Company (dba)	164.37
3/2/2023	157850	v0000808 - S.E.C. 5 Private Security dba	1,344.00
3/2/2023	157851	v0000845 - HMR Architects, Inc.	3,475.00
3/2/2023	157852	v0000882 - RSC Associates, Inc	650.52
3/2/2023	157853	v0000886 - Candelario Ace Hardware dba	74.36
3/2/2023	157854	v0000907 - ARNALL GOLDEN GREGORY LLP	367.50
3/2/2023	157855	v0004526 - VSP Vision Care	613.67
3/2/2023	157856	v0004543 - Joseph Young	803.60

3/6/2023	157857	v0000121 - United States Postal Service (CMRS-FP)	5,000.00
3/15/2023	157858	v0000031 - PG&E	886.00
3/16/2023	157859	v0000004 - CHWCA	26,371.00
3/16/2023	157860	v0000006 - Biggs Municipal Utilities	2,596.09
3/16/2023	157861	v0000010 - CALIF. WTR. SER. ORO	573.03
3/16/2023	157862	v0000015 - A-1 Appliance	2,193.23
3/16/2023	157863	v0000031 - PG&E	33.44
3/16/2023	157864	v0000031 - PG&E	927.76
3/16/2023	157865	v0000031 - PG&E	5,625.64
3/16/2023	157866	v0000031 - PG&E	1,773.89
3/16/2023	157867	v0000031 - PG&E	91.09
3/16/2023	157868	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	551.04
3/16/2023	157869	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	551.04
3/16/2023	157870	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	551.04
3/16/2023	157871	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	551.04
3/16/2023	157872	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	551.04
3/16/2023	157873	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	551.04
3/16/2023	157874	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	314.88
3/16/2023	157875	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	78.72
3/16/2023	157876	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	432.96
3/16/2023	157877	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	590.40
3/16/2023	157878	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	585.98
3/16/2023	157879	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	314.01
3/16/2023	157880	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	23.18
3/16/2023	157881	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	35.86
3/16/2023	157882	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	531.36
3/16/2023	157883	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
3/16/2023	157884	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
3/16/2023	157885	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
3/16/2023	157886	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
3/16/2023	157887	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
3/16/2023	157888	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
3/16/2023	157889	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
3/16/2023	157890	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	334.56
3/16/2023	157891	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	196.80
3/16/2023	157892	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
3/16/2023	157893	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	796.54
3/16/2023	157894	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	157.44
3/16/2023	157895	v0000040 - Gregory P. Einhorn	190.00
3/16/2023	157896	v0000072 - Towne Flooring Center	1,008.15
3/16/2023	157897	v0000078 - Johnny's Lock & Safe	15.02
3/16/2023	157898	v0000082 - ENTERPRISE-RECORD	4,340.86
3/16/2023	157899	v0000088 - The Home Depot Credit Services	9,730.76
3/16/2023	157900	v0000090 - Butte County Tax Collector	126,062.00
3/16/2023	157901	v0000140 - COMCAST CABLE	403.38
3/16/2023	157902	v0000140 - COMCAST CABLE	393.19
3/16/2023	157903	v0000155 - Susanne Kemp	56.93
3/16/2023	157904	v0000192 - Nan McKay & Associates, Inc.	37.50
3/16/2023	157905	v0000203 - LOWE'S	46.84
3/16/2023	157906	v0000238 - Baker Distributing Company, Inc.	135.91
3/16/2023	157907	v0000241 - WASTE MANAGEMENT	1,880.12
3/16/2023	157908	v0000267 - OFFICE DEPOT INC	716.22
3/16/2023	157909	v0000312 - Unum Life Insurance Company	1,178.47
3/16/2023	157910	v0000357 - Yuba City	126.00
3/16/2023	157911	v0000361 - Awards Company	107.89
3/16/2023	157912	v0000380 - Staples Business Credit	883.44
3/16/2023	157913	v0000401 - Plan B Professional Answering Services	123.00
3/16/2023	157914	v0000430 - HARRP	732.85
3/16/2023	157915	v0000463 - Sherwin-Williams Company	251.88
3/16/2023	157916	v0000469 - Thermalito Irrigation	294.26
3/16/2023	157917	v0000474 - Advanced Document	92.56
3/16/2023	157918	v0000474 - Advanced Document	86.12
3/16/2023	157919	v0000501 - Richard's Tree Service, Inc.	37,405.00
3/16/2023	157920	v0000592 - Neal Road Recycling & Waste	50.00
3/16/2023	157921	v0000593 - ESPLANADE OFFICE	180.88
3/16/2023	157922	v0000599 - Access Information Holdings, LLC.	98.11
3/16/2023	157923	v0000631 - Hignell, Inc. dba Experts in Your Home	577,103.57
3/16/2023	157924	v0000695 - SPRINT	66.05
3/16/2023	157925	v0000724 - ED MAYER	355.50
3/16/2023	157926	v0000773 - Clean Master	79.00
3/16/2023	157927	v0000773 - Clean Master	636.00
3/16/2023	157928	v0000773 - Clean Master	1,625.00
3/16/2023	157929	v0000793 - Verizon Wireless	1,109.55

3/16/2023	157930	v0000795 - Richard's North State Pest Mgmt (dba)	297.50
3/16/2023	157931	v0000795 - Richard's North State Pest Mgmt (dba)	564.75
3/16/2023	157932	v0000795 - Richard's North State Pest Mgmt (dba)	616.75
3/16/2023	157933	v0000795 - Richard's North State Pest Mgmt (dba)	564.75
3/16/2023	157934	v0000795 - Richard's North State Pest Mgmt (dba)	616.75
3/16/2023	157935	v0000795 - Richard's North State Pest Mgmt (dba)	297.50
3/16/2023	157936	v0000805 - Mendes Supply Company (dba)	184.81
3/16/2023	157937	v0000807 - David Pittman	276.50
3/16/2023	157938	v0000807 - David Pittman	50.00
3/16/2023	157939	v0000821 - Golden State Risk Management Authority	31,738.00
3/16/2023	157940	v0000829 - Armed Guard Private Security, Inc	300.00
3/16/2023	157941	v0000845 - HMR Architects, Inc.	2,952.98
3/16/2023	157942	v0000863 - Nor-Cal Landscape Maintenance dba	11,810.00
3/16/2023	157943	v0000866 - Charles Alford	50.00
3/16/2023	157944	v0000888 - Sarah Richter	50.00
3/16/2023	157945	v0000903 - Chico Auto Care / Ace Radiator	890.38
3/16/2023	157946	v0000906 - Samuel Harvey	1,227.80
3/16/2023	157947	v0001733 - Community Action Agency of Butte County	1,013.00
3/16/2023	157948	v0004479 - Netsys Systems, Inc.	5,250.00
3/16/2023	157949	v0004484 - Holbrooks Clearance Center	3,387.85
3/16/2023	157950	v0004542 - Creekside Place LP	1,200.00
3/16/2023	157951	v0004543 - Joseph Young	803.60
3/16/2023	157952	v0004549 - Randy Coy	50.00
3/16/2023	157953	v0004557 - Darlene D. Fredericks	82.23
3/30/2023	157961	t0033869 - Guzman	400.00
3/30/2023	157962	v0000011 - CALIFORNIA WATER SERVICE	9,667.05
3/30/2023	157963	v0000014 - Gridley Municipal Utilities	1,106.32
3/30/2023	157964	v0000015 - A-1 Appliance	3,858.58
3/30/2023	157965	v0000031 - PG&E	469.55
3/30/2023	157966	v0000048 - Valero Fleet	537.33
3/30/2023	157967	v0000072 - Towne Flooring Center	2,705.38
3/30/2023	157968	v0000090 - Butte County Tax Collector	4,356.00
3/30/2023	157969	v0000106 - Messenger Publishing Group	565.00
3/30/2023	157970	v0000108 - AT&T	75.02
3/30/2023	157971	v0000113 - MILLER GLASS, INC.	562.13
3/30/2023	157972	v0000140 - COMCAST CABLE	158.74
3/30/2023	157973	v0000140 - COMCAST CABLE	167.99
3/30/2023	157974	v0000149 - Susana Torres-Agustin	828.89
3/30/2023	157975	v0000229 - InterWest Insurance Services, LLC	1,100.00
3/30/2023	157976	v0000250 - PSWRC-NAHRO	350.00
3/30/2023	157977	v0000250 - PSWRC-NAHRO	350.00
3/30/2023	157978	v0000250 - PSWRC-NAHRO	350.00
3/30/2023	157979	v0000267 - OFFICE DEPOT INC	93.25
3/30/2023	157980	v0000357 - Yuba City	76.00
3/30/2023	157981	v0000357 - Yuba City	186.00
3/30/2023	157982	v0000382 - FedEx	103.35
3/30/2023	157983	v0000402 - US Bank	700.83
3/30/2023	157984	v0000428 - Adecco Employment Services	3,553.70
3/30/2023	157985	v0000554 - GreatAmerica Financial Services	183.41
3/30/2023	157986	v0000631 - Hignell, Inc. dba Experts in Your Home	16,167.12
3/30/2023	157987	v0000669 - ROTO-ROOTER OROVILLE	232.00
3/30/2023	157988	v0000680 - MAINTENANCE PLUS	15,497.44
3/30/2023	157989	v0000680 - MAINTENANCE PLUS	206.77
3/30/2023	157990	v0000769 - Douglas DeSoto	443.44
3/30/2023	157991	v0000773 - Clean Master	1,625.00
3/30/2023	157992	v0000773 - Clean Master	636.00
3/30/2023	157993	v0000793 - Verizon Wireless	1,198.36
3/30/2023	157994	v0000801 - Chico Turf Plus, LLC	225.00
3/30/2023	157995	v0000803 - Ginno Construction, Inc.	21,481.81
3/30/2023	157996	v0000843 - Squyres Fire Protection, Inc.	1,176.95
3/30/2023	157997	v0000882 - RSC Associates, Inc	999.21
3/30/2023	157998	v0000886 - Candelario Ace Hardware dba	46.08
3/30/2023	157999	v0004526 - VSP Vision Care	585.32
3/30/2023	158000	v0000357 - Yuba City	3,822.32
		TOTAL	1,137,472.92

Housing Authority of the County of Butte
BALANCE SHEET
February 28, 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
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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
February 28, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	344,317	368,267	23,951	1,855,183	1,841,337	(13,846)	0.00%
Tenant Charges	8,786	5,241	(3,545)	40,445	26,206	(14,239)	0.00%
Laundry Revenue	1,429	2,747	1,318	12,259	13,733	1,474	0.00%
HUD Grant Revenue	1,559,874	1,929,962	370,087	9,200,288	9,649,808	449,520	39.73%
Other Grant Revenue	235,540	0	172,976	744,781	0	509,241	0.00%
Investment Income-unrestricted	3	698	695	12	3,488	3,476	0.14%
Investment Income - restricted	0	5,917	5,917	0	29,583	29,583	0.00%
Fraud Recovery	6,235	4,167	(2,068)	11,623	20,833	9,211	23.25%
Other Income	25,359	50,558	25,199	94,865	252,792	157,926	15.64%
TOTAL REVENUES	2,181,543	2,367,556	594,529	11,959,456	11,837,781	1,132,347	42.09%
Administrative Employee Salaries	140,740	194,380	53,640	742,163	971,901	229,738	31.82%
Audit Fee	0	4,542	4,542	0	22,708	22,708	0.00%
Advertising & Marketing	437	1,823	1,386	1,488	9,113	7,625	6.80%
Admin Fringe Benefits & Taxes	44,856	104,718	59,862	277,744	523,590	245,846	22.10%
Office Expenses	10,596	25,016	14,420	94,651	125,082	30,430	31.53%
Legal Expenses	2,492	4,992	2,499	8,642	24,958	16,316	14.43%
Travel	0	10,360	10,360	10	51,798	51,788	0.01%
Allocated Overhead	48,334	100,704	52,370	259,266	503,521	244,255	21.45%
Other Admin Expenses	51,707	55,902	4,194	254,897	279,508	24,610	38.00%
Total Operating Admin Costs	299,163	502,436	203,273	1,638,862	2,512,179	873,317	27.18%
Tenant Services - Salaries	3,579	8,375	4,796	31,158	41,875	10,717	31.00%
Relocation Costs	1,416	0	(1,416)	1,416	0	(1,416)	0.00%
Employee Benefits - Tenant Services	1,756	3,763	2,007	12,055	18,814	6,759	26.70%
Resident Services MISC	9,110	22,329	13,219	79,615	111,644	32,029	29.71%
Total Tenant Services	15,861	34,467	18,606	124,244	172,333	48,089	30.04%
Water	5,700	18,762	13,061	74,058	93,808	19,750	32.89%
Electricity	5,261	9,532	4,270	27,927	47,659	19,732	24.42%
Gas	3,616	1,995	(1,622)	11,502	9,973	(1,530)	48.06%
Sewer	17,659	18,469	810	89,975	92,343	2,369	40.60%
Total Utilities - Project	32,237	48,757	16,520	203,463	243,783	40,321	34.78%
Maintenance Salaries	23,057	40,232	17,176	137,169	201,161	63,992	28.41%
Maintenance Materials	16,361	12,929	(3,432)	59,099	64,644	5,545	38.09%
Maintenance Contract Costs	84,847	92,304	7,457	530,393	461,520	(68,873)	47.88%
Maintenance Fringe Benefits	16,430	18,542	2,112	54,376	92,712	38,336	24.44%
Total Maintenance Costs	140,695	164,007	23,313	781,037	820,036	38,999	39.69%
Protective Services	2,054	4,943	2,889	10,984	24,713	13,729	18.52%
Insurance-Liability/Property/Auto	42,463	37,548	(4,915)	176,716	187,740	11,024	39.22%
Other General Expenses	36,111	8,100	(28,011)	499,508	40,500	(459,008)	513.90%
PILOT	9,042	9,667	625	41,656	48,337	6,681	35.91%
Bad Debt - Tenant	0	5,683	5,683	(231)	28,417	28,648	-0.34%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	28,870	28,870	26,401	144,350	117,949	7.62%
Total Other Operating Expenses	89,670	94,811	5,141	755,034	474,057	(280,977)	66.36%
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	1,658,664	1,562,206	(96,458)	7,509,126	7,811,031	301,905	40.06%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,793,487	1,562,206	(96,458)	7,581,349	7,811,031	374,127	40.44%
TOTAL EXPENSES	2,371,112	2,406,684	170,395	11,083,987	12,033,419	1,093,876	38.38%
RETAINED EARNINGS	(189,569)	(39,128)	150,442	875,469	(195,637)	38,472	3.72%

Housing Authority of the County of Butte
SECTION 8 INCOME STATEMENT
February 28, 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	1,431,627	1,723,289	291,662	7,683,702	8,616,446	932,744	37.16%
Other Grant Revenue	235,540	0	336,265	931,209	0	672,530	0.00%
Investment Income-unrestricted	0	150	150	0	750	750	0.00%
Investment Income - restricted	0	4,167	4,167	0	20,833	20,833	0.00%
Fraud Recovery	6,235	4,167	(2,068)	7,126	20,833	13,708	14.25%
Other Income	14,933	625	(14,308)	77,572	3,125	(74,447)	1034.29%
TOTAL REVENUES	1,688,335	1,732,398	615,868	8,699,608	8,661,988	1,566,119	41.85%
Administrative Employee Salaries	56,908	59,583	2,675	308,456	297,917	(10,539)	43.14%
Audit Fee	0	1,800	1,800	0	9,000	9,000	0.00%
Advertising & Marketing	145	417	272	145	2,083	1,938	2.90%
Admin Fringe Benefits & Taxes	18,079	31,758	13,679	105,020	158,790	53,770	27.56%
Office Expenses	7,274	10,833	3,559	47,596	54,167	6,571	36.61%
Legal Expenses	2,288	1,250	(1,038)	12,306	6,250	(6,056)	82.04%
Travel	0	2,492	2,492	0	12,458	12,458	0.00%
Allocated Overhead	40,000	42,769	2,769	200,000	213,846	13,846	38.97%
Other Admin Expenses	5,962	21,805	15,843	14,515	109,026	94,512	5.55%
Total Operating Admin Costs	130,656	172,707	42,051	688,037	863,537	175,500	33.20%
Tenant Services - Salaries	0	4,000	4,000	7,000	20,000	13,000	14.58%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	0	1,600	1,600	2,400	8,000	5,600	12.50%
Resident Services MISC	8,902	16,917	8,015	9,702	84,583	74,881	4.78%
Total Tenant Services	8,902	22,517	13,615	19,102	112,583	93,481	7.07%
Water	32	133	102	416	667	250	26.02%
Electricity	929	1,092	163	4,902	5,458	557	37.42%
Gas	328	83	(245)	566	417	(149)	56.57%
Sewer	39	125	86	156	625	469	10.39%
Total Utilities - Project	1,328	1,433	105	6,039	7,167	1,127	35.11%
Maintenance Salaries	466	0	(466)	1,612	0	(1,612)	0.00%
Maintenance Materials	442	417	(25)	484	2,083	1,599	9.68%
Maintenance Contract Costs	1,072	917	(155)	24,012	4,583	(19,429)	218.29%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	1,979	1,333	(646)	26,108	6,667	(19,442)	163.18%
Protective Services	332	267	(65)	717	1,333	616	22.40%
Insurance-Liability/Property/Auto	374	585	211	959	2,925	1,966	13.66%
Other General Expenses	1,561	5,167	3,606	8,994	25,833	16,839	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	2,267	6,018	3,752	10,670	30,092	19,422	14.77%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,657,636	1,549,290	(108,347)	6,279,290	7,746,448	1,467,158	33.78%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,657,636	1,549,290	(108,347)	6,279,290	7,746,448	1,467,158	0.337751
TOTAL EXPENSES	1,802,768	1,753,299	(49,469)	7,029,247	8,766,493	1,737,246	33.41%
RETAINED EARNINGS	(114,433)	(20,901)		1,670,361	(104,505)		8.44%

Housing Authority of the County of Butte
HOUSING-ALL INCOME STATEMENT
February 28, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	33.33
							% Used
Dwelling Rent	134,064	123,120	(10,944)	658,772	615,600	(43,172)	44.59%
Tenant Charges	1,213	3,333	2,120	2,132	16,667	14,535	5.33%
Laundry Revenue	0	1,333	1,333	1,855	6,667	4,811	11.60%
HUD Grant Revenue	119,426	107,363	(12,063)	483,586	536,816	53,231	37.53%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	383	383	0	1,917	1,917	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	3,258	1,000	(2,258)	135.76%
TOTAL REVENUES	254,703	235,733	(18,970)	1,149,603	1,178,666	29,063	40.64%
Administrative Employee Salaries	32,156	37,500	5,344	226,859	187,500	(39,359)	50.41%
Audit Fee	0	267	267	0	1,333	1,333	0.00%
Advertising & Marketing	0	750	750	0	3,750	3,750	0.00%
Admin Fringe Benefits & Taxes	25,956	19,988	(5,969)	138,501	99,938	(38,564)	57.74%
Office Expenses	2,773	5,000	2,227	35,651	25,000	(10,651)	59.42%
Legal Expenses	204	1,250	1,046	1,295	6,250	4,955	8.63%
Travel	0	583	583	0	2,917	2,917	0.00%
Allocated Overhead	7,905	37,809	29,904	117,905	189,045	71,140	25.99%
Other Admin Expenses	733	4,870	4,137	3,538	24,350	20,812	6.05%
Total Operating Admin Costs	69,728	108,017	38,289	523,749	540,083	16,334	40.41%
Tenant Services - Salaries	0	0	0	0	0	0	0.00%
Relocation Costs	1,416	0	(1,416)	1,416	0	(1,416)	0.00%
Employee Benefits - Tenant Services	0	0	0	0	0	0	0.00%
Resident Services MISC	0	719	719	254	3,594	3,340	2.94%
Total Tenant Services	1,416	719	(697)	1,670	3,594	1,924	2.94%
Water	1,100	10,833	9,734	39,070	54,167	15,096	30.05%
Electricity	2,511	2,417	(94)	12,763	12,083	(679)	44.01%
Gas	1,869	500	(1,369)	5,297	2,500	(2,797)	88.28%
Sewer	6,640	10,108	3,468	47,720	50,542	2,821	39.34%
Total Utilities - Project	12,120	23,858	11,738	104,850	119,292	14,442	36.62%
Maintenance Salaries	22,591	31,445	8,854	130,249	157,223	26,974	34.52%
Maintenance Materials	9,743	10,417	674	26,621	52,083	25,462	21.30%
Maintenance Contract Costs	18,111	27,429	9,318	102,516	137,144	34,628	31.15%
Maintenance Fringe Benefits	16,430	17,609	1,179	44,051	88,045	43,994	20.85%
Total Maintenance Costs	66,874	86,899	20,025	303,437	434,495	131,058	29.10%
Protective Services	1,722	2,333	611	10,934	9,333	(1,601)	39.05%
Insurance-Liability/Property/Auto	21,628	21,628	0	86,513	86,513	(0)	33.33%
Other General Expenses	0	250	250	0	1,000	1,000	0.00%
PILOT	9,042	9,375	333	25,308	37,500	12,192	22.50%
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	32,392	37,753	5,361	122,755	151,013	28,257	27.10%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,028	0	(1,028)	5,468	0	(5,468)	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,028	0	(1,028)	5,468	0	(5,468)	0.00%
TOTAL EXPENSES	183,558	257,246	73,687	1,061,930	1,248,476	186,546	34.40%
RETAINED EARNINGS	71,145	(21,513)		87,674	(69,809)		6.24%

Housing Authority of the County of Butte
CAPITAL FUNDS INCOME STATEMENT
February 28, 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	92,771	92,771	648,082	463,857	(184,225)	58.22%
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	92,771	92,771	648,082	463,857	(184,225)	58.22%
Administrative Employee Salaries	1,676	12,500	10,824	10,736	62,500	51,764	7.16%
Audit Fee	0	0	0	0	0	0	0.00%
Advertising & Marketing	0	0	0	138	0	(138)	0.00%
Admin Fringe Benefits & Taxes	821	6,663	5,842	8,201	33,313	25,112	10.26%
Office Expenses	72	333	261	50	1,667	1,616	1.26%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	196	196	0	979	979	0.00%
Allocated Overhead	429	1,697	1,268	3,951	8,487	4,536	0.00%
Other Admin Expenses	0	208	208	1,159	1,042	(117)	0.00%
Total Operating Admin Costs	2,998	21,597	18,599	24,235	107,987	83,752	9.35%
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	142,283	0	(142,283)	0.00%
Maintenance Contract Costs	14,719	0	14,719	3,888	0	38,791	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	14,719	0	14,719	146,171	0	(103,492)	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	170,406	107,987	(19,740)	65.75%
RETAINED EARNINGS	(17,717)	71,174		477,676	355,870		-7.54%

Housing Authority of the County of Butte
ROSS GRANT (FSS) INCOME STATEMENT
February 28, 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	8,821	6,538	(2,283)	24,521	32,689	8,168	31.26%
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	8,821	6,538	(2,283)	24,521	32,689	8,168	31.26%
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	25,572	21,875	(3,697)	48.71%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	1,756	2,163	407	7,652	10,814	3,162	29.48%
Resident Services MISC	0	0	0	0	0	0	0.00%
Total Tenant Services	5,335	6,538	1,203	33,224	32,689	(535)	42.35%
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	33,224	32,689	(535)	42.35%
RETAINED EARNINGS	3,486	0		(8,703)	0		-11.09%

Gridley Farm Labor Housing February 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)	577,040	592,240	(15,200)
Rental Assistance	53,438	-	53,438	270,225	-	270,225
Laundry Income	-	217	(217)	626	1,083	(457)
Other Tenant Income	124	92	32	977	458	518
Interest Income	30	3	27	105	13	93
Restricted Reserve Interest Income	11	-	11	43	-	43
Total Rental & Other Project Income:	169,011	118,759	50,252	849,016	593,794	255,222
Vacancy & Other Deductions						
Vacancies	25,380	23,143	2,237	124,475	115,715	8,760
Manager's Unit	1,230	1,230	-	6,150	6,150	-
Utility Allowance	124	-	124	761	-	761
Rent Subsidy	53,438	-	53,438	270,225	-	270,225
Total Vacancy & Other Deductions	80,172	24,373	55,799	401,611	121,865	(279,746)
Total Project Income	88,839	94,386	(5,547)	447,405	471,930	(24,525)
Project Expenses:						
Total O&M Expense:	30,683	35,903	(5,221)	114,502	179,516	(65,014)
Total Utilities:	2,634	10,841	(8,207)	14,373	54,205	(39,833)
Total Administrative Expense:	13,927	15,387	(1,460)	64,043	76,935	(12,891)
Total Taxes & Insurance Expense:	6,841	8,510	(1,670)	38,683	42,551	(3,868)
Total Other Taxes & Insurance:	2,223	5,356	(3,133)	8,833	26,780	(17,948)
Total Other Project Expenses:	1,477	2,158	(681)	11,798	10,791	1,007
Total Mortgage & Owner's Expense:	16,059	16,059	0	80,295	80,293	2
Total Expenses:	73,844	94,214	(20,371)	332,526	471,072	(138,545)
Net Profit (Loss)	14,995	172	14,824	114,879	858	114,021
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	1,878,398											3,608,791
BEG. INVESTED IN CAPITAL ASSETS	0	0											0
HUD ADMIN FEE REVENUE	163,219	225,782											389,001
FRAUD RECOVERY	820	1,217											2,037
INTEREST INCOME / GAIN or LOSS INV	0	0											0
DEPRECIATION (reduces Capital Assets)	0	0											0
BAD DEBT-ADMIN / OPEB YE Adj	0	0											0
ADMINISTRATIVE EXPENDITURES	-16,034	-13,735											-29,769
ENDING ADMIN RESERVE BALANCE	1,878,398	2,091,662											3,970,060
YTD Change in Admin.	148,005	361,269	-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	2,239,667
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	-229,579	236,869											7,290
HUD HAP REVENUE	1,898,792	1,363,492											3,262,284
FRAUD RECOVERY	820	1,217											2,037
FSS FORFEITURES	0	0											0
BAD DEBT-HAP	0	0											0
HOUSING ASSISTANCE PAYMENTS	-1,433,164	-1,460,802											-2,893,966
ENDING HAP RESERVE BALANCE	236,869	140,776	0	0	0	0	0	0	0	0	0	0	377,645
YTD Change in HAP	466,448	370,355	229,579	229,579	229,579	229,579	229,579	229,579	229,579	229,579	229,579	229,579	607,224
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											3,129,976
HAP EXPENDITURES (Current Month)	1,449,198	1,474,537											2,923,735
CY 2023 HAP BUDGET UTILIZATION	93%	94%											93%
BUDGET AVAILABLE (YTD)	1,564,988	1,564,988											3,129,976
TOTAL HAP EXPENDITURES (YTD)	1,449,198	1,474,537											2,923,735
BUDGET REMAINING (YTD)	115,790	90,451											206,241
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	2,172											4,282
UNIT MONTH'S AVAILABLE	2,236	2,236											4,472
OVER or (UNDER) LEASED	-126	-64	0	0	0	0	0	0	0	0	0	0	-190
CY 2023 VOUCHER UTILIZATION	94%	97%											96%
CY 2022 VOUCHER UTILIZATION	88%	89%											88%
CY 2023 AVERAGE HAP	687	679											683
CY 2022 AVERAGE HAP	655	611											687

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

UNITS LEASED SUMMARY	APR'23	MAR'23	FEB'23	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22	JUL'22	JUN'22	MAY'22
BUTTE												
ACC UNIT MONTHS	1973	1973	1973	1973	1973	1973	1973	1955	1955	1955	1955	1955
CURRENT LEASED	2007	1994	1968	1937	1917	1889	1885	1892	1877	1870	1866	1849
VOUCHER UTILIZATION %	101.72%	101.06%	99.75%	98.18%	97.16%	95.74%	95.54%	96.78%	96.01%	95.65%	95.45%	94.58%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	62	62	63	62	62	61	61	61	62	62	63	64
VOUCHER UTILIZATION %	71.26%	71.26%	72.41%	71.26%	71.26%	70.11%	70.11%	70.11%	71.26%	71.26%	72.41%	73.56%
VASH												
ACC UNIT MONTHS	194	194	194	194	194	194	194	194	194	194	194	194
CURRENT LEASED	136	130	122	120	116	117	116	115	113	112	110	112
VOUCHER UTILIZATION %	70.10%	67.01%	62.89%	61.86%	59.79%	60.31%	59.79%	59.28%	58.25%	57.73%	56.70%	57.73%
TOTAL												
ACC UNIT MONTHS	2254	2254	2254	2254	2254	2254	2254	2236	2236	2236	2236	2236
CURRENT LEASED	2205	2186	2153	2119	2095	2067	2062	2068	2052	2044	2039	2025
VOUCHER UTILIZATION %	97.83%	96.98%	95.52%	94.01%	92.95%	91.70%	91.48%	92.49%	91.77%	91.41%	91.19%	90.56%

HAP SUMMARY*	APR'23	MAR'23	FEB'23	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22	JUL'22	JUN'22	MAY'22
ACC BUDGET	\$ 1,687,733	\$ 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
ACTUAL HAP	\$ 1,446,937	\$ 1,463,536	\$ 1,475,789	\$ 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
PER UNIT COST	\$ 656	\$ 670	\$ 685	\$ 680	\$ 672	\$ 616	\$ 653	\$ 639	\$ 651	\$ 642	\$ 644	\$ 642
BUDGET UTILIZATION %	85.73%	86.72%	87.44%	85.44%	88.38%	79.92%	84.59%	82.98%	83.92%	82.34%	82.37%	81.66%

ACTIVITY SUMMARY	APR'23	MAR'23	FEB'23	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22	JUL'22	JUN'22	MAY'22
# PORT IN BILLED	0	0	0	0	0	0	0	0	0	0	0	0
#PORT OUT UNDER CONTRACT	46	47	47	41	40	33	32	32	33	29	28	29
ZERO HAP	27	23	24	18	21	20	29	24	22	26	27	27
UTILITY ASSISTANCE PAYMENTS	105	105	104	109	105	107	107	105	98	101	106	102
NEW ADMISSIONS	**	24	26	29	35	33	31	24	48	38	40	29
INITIAL VOUCHERS SEARCHING	121	135	157	174	212	295	244	267	301	263	273	263
ACTUAL/ESTIMATED EOP	16	12	19	15	10	22	16	12	14	18	25	15
REMAIN ON WAITING LIST	1536	1587	97	165	305	617	702	761	943	1047	1585	1753

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

**No data.

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
VACANCY REPORT AS OF THE 1ST OF THE MONTH
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	%
Apr-23	15**	0	0	1	0	0	1	0	12***	0	0	1	99.4%
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%

* Unit count adjusted by units offline - (17) uninhabitable and (10) less units due to rehab reconfiguration.

** Vacancy rate does not include units offline for construction; (10) 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	%
Apr-23	3	0	2	4	2	0	1	12	96.5%
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%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Apr-23	4
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

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Apr-23	4	1	1	0
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

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	20 Transfer list	6+	527	6+	568	6+
2	425	2+			259	2+
3	242	1+	208	1+	158	2+
4	89	5+			45	4+
5					12	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	125		90	2
2	30	7			22	
3	11	2	9	6	5	
4	4	4+			2	
5					0	

MEMO

Date: April 14, 2023

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

As of April 14, 2023, the status of HACB construction activity follows:

2020A Bond Activity - Property Condition Assessment Repairs, various properties:

- 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, \$416,677 of capital improvement 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 has been requisitioned. To date, a total of \$2,614,523 has been requisitioned for reimbursement, from the original \$9,503,644 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.*

- As of this writing, the project is approximately 50% complete.
- Weather conditions have greatly improved, which has allowed for forward progress on the construction activities.
- As of this writing, there have been \$49,106 in additional costs to correct framing-related issues, dry rot, and other miscellaneous repairs.
- It was discovered that when the units were originally constructed, an inadequate roof-to-wall flashing detail at the lower garage roof was utilized throughout. This condition exists in two (2) locations at every unit and due to the inadequate flashing, nearly every unit exhibited signs of dry rot to varying degrees, concentrated in these locations. In order to correct the issue, the Architect developed a flashing detail designed to properly prevent water intrusion at these locations. The cost to install the flashings is \$31,759, and the installation is currently in process. This addition is vital in protecting the buildings from future water intrusion.
- Completion is slated for the end of June 2023, barring any further unforeseen conditions or weather-related delays.

Evanswood Estates Exterior Modernization, Oroville: (continued)



New Siding and Trim Installation at Unit 5



New Garage Door and Stucco Installation at Unit 16



New Entry Door Installation at Unit 37



New Siding and Trim Installation at Unit 37 & 41



New Siding and Trim Installation at Unit 45



New Rear Window Installation at Unit 5

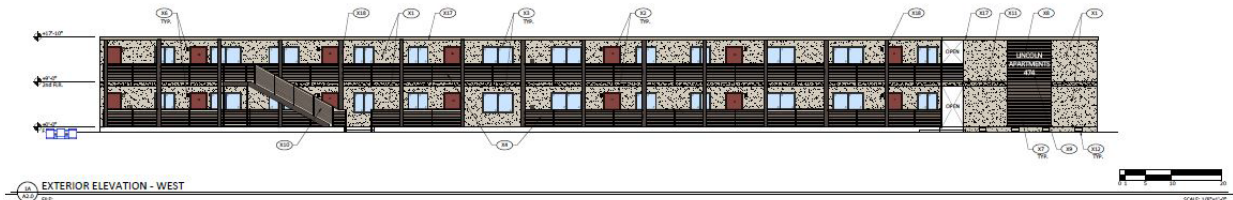
Kathy Court Apartments, Paradise: *Reconstruction of the Kathy Court Apartments, 12-unit, two story apartment building consisting of 2 one-bedroom, 8 two-bedroom, and 2 three-bedroom residential units.*

- A CDBG-DR award is pending State approval, in the amount of \$2,724,004. HACB Staff has been in contact with HCD and the Town of Paradise to provide additional documentation to secure a Conditional Commitment. As of this writing, all additional documentation has been returned for review and approval.
- 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 May 2023.
- A bid package for the construction is currently being assembled and will be issued when a Conditional Commitment is received from the Town of Paradise.
- 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:

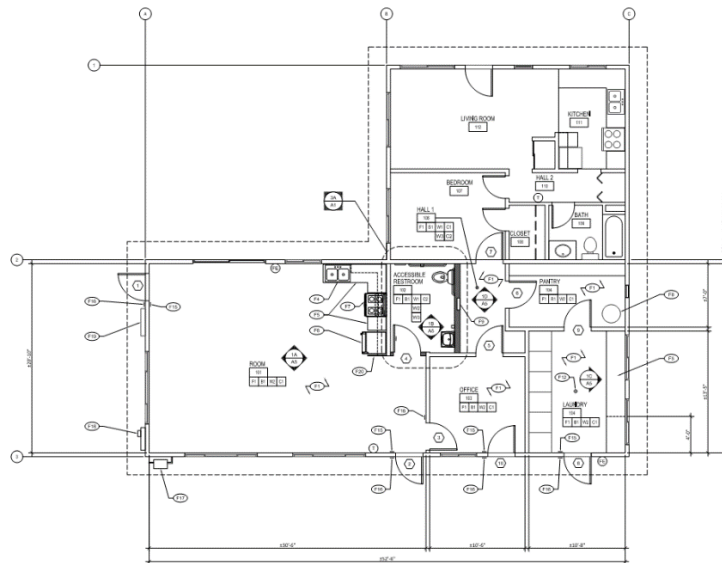
- The Construction Documents (plans and specifications) are 100% complete.
- Building and Planning Division approvals were received in November, 2022.
- HACB Staff met with property manager RSC Associates and developed a prioritized list of improvements, including replacement of individual electrical 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:

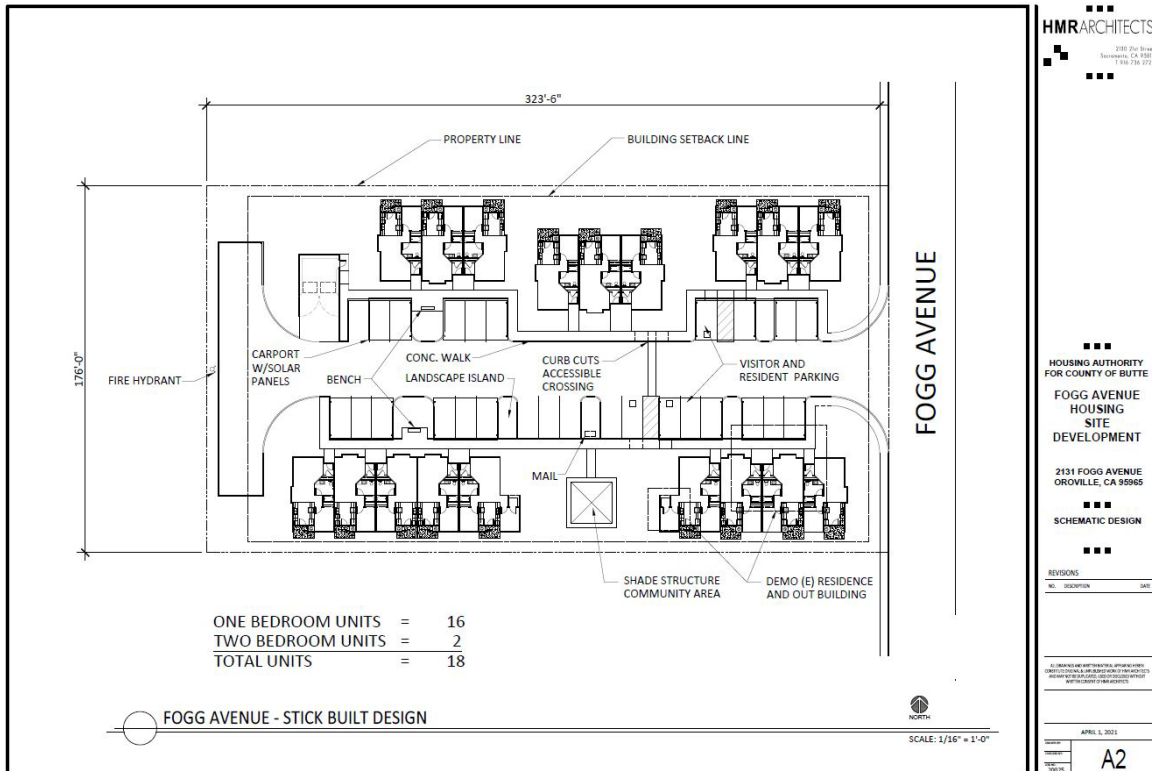
- The Construction Documents (plans and specifications) are 100% complete.
- Building and Planning Division approvals were received in December, 2022.
- HACB Staff met with property manager RSC Associates and developed a prioritized list of improvements, including replacement of the (failing) wooden 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)).
- This initiative seeks financing, including CDBG-DR and “other” monies (State MHP, PLHA?). Predevelopment costs may be paid via excess 2020A Bond funds, or other agency equity.
- The project has been placed on the agenda for discussion and direction, including consideration for disposition of the single-family residence, and retention of a funding packaging consultant and architect.



12 Month HACB Construction Project Schedule - April 14, 2023

		Budgeted Amount	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Jun-24
Property Condition Assessment Repairs															
	Alamont, Cordillera, Evanswood, Lincoln, Locust and Park Place	\$1,186,684	█	█	█	█	█	█	█	█	█	█			
Evanswood Estates Exterior Modernization															
	Exterior Modernization Project	\$3,371,940	█	█	█	█	█								
Lincoln Apartments															
	Exterior Stairway and Balcony Imp Project	T.B.D.	█	█	█	█	█	█	█	█	█	█			
Park Place Apartments															
	Community Room and Site ADA Imp	T.B.D.	█	█	█	█	█	█	█	█	█	█			
Kathy Court Apartments															
	Reconstruction Project	\$7,026,670	█	█	█	█	█	█	█	█	█	█	█	█	█
2131 Fogg Avenue															
	Planning: Seek Funding and Grant Application Preparation	T.B.D.	█	█	█	█	█	█	█	█	█	█	█	█	█
	Planning: Design Development and Construction Drawings	T.B.D.	█	█	█	█	█	█	█	█	█	█	█	█	█

Total next 12 months: \$11,585,294

	Design/Bid Phase
	Construction Phase
	Completed

MEMO

Date: April 14, 2023

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: Public Housing - Capital Fund Status Report

On April 11, 2023, a Resident Advisory Board (RAB) meeting was held, to review the agency's Public Housing Capital Fund one- and five-year Plan revisions. The annual revision and review is required by program regulation, and includes provision for client and public comment. The meeting was attended by two resident participants, who provided valuable feedback and suggestions for the plan.

As of April 14, 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 February 6th, converting three existing dwelling units to fully accessible units, making accessibility upgrades to the Community Building, and providing an accessible route to those areas of work. The work is approximately 25-35 % 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 went out to bid November 09, 2022, with bids opened 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.

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 66% obligated and 22% expended. Projects Included:

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Unit Appliance Replacements/Upgrades** – Countywide, in planning.

April 14, 2023
HUD Public Housing Capital Fund Report
pg. 1

- **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.

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

This Capital Fund is 100% obligated and 51% 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.

HUD Low Income Public Housing

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 04-14-2023

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				204,835.00	97,996.97	106,838.03	
3	1408	Management Improvements	2,000.00				5,000.00			5,000.00				14,000.00	1,883.79	12,116.21	
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		371,481.00	260,156.00	111,325.00	
5	1480	Audit	2,000.00				2,000.00			2,000.00				8,000.00	-	8,000.00	
7	1480	Fees and Costs	90,000.00		6,112.84	2,562.84	75,000.00		82,863.43	72,181.41		75,000.00		315,120.00	110,210.34	204,909.66	
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	600,306.00		392,271.51	17,840.43	712,154.00		739,165.57	301,881.48		861,782.00		2,794,405.00	1,005,781.59	1,788,623.41	
17	1480	Relocation Costs	3,500.00											7,000.00	-	7,000.00	
16	1492	Move to Work Demonstration												-	-	-	
18	1501	Moving To Work Demonstration												-	-	-	
19	1503	Collator Exp/Debt Srvc												-	-	-	
20	1504	RAD-CFP												-	-	-	
21	9000	RAD Investment Activity												-	-	-	
22	9001	Debt Reserves												-	-	-	
23	9002	Bond Debt Obligation												-	-	-	
24	9900	Post Audit Adjustment												-	-	-	
			875,339.00	-	575,917.35	197,936.27	913,365.00	-	913,365.00	465,398.89		1,113,256.00		3,714,841.00	1,476,028.69	2,238,812.31	
					66%	23%			100%	51%				10%	0%		

MEMO

Date: April 14, 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 April 1, 2023, there were a total of (74) occupied units. Currently, all of the remodeled units on the property are occupied. In the last twelve months a total of (7) households have moved out, being “over-income”. One over income household was able to move into one of the Demo units. A total of 15 units are vacant and rent ready. 17 units are deemed uninhabitable, and 10 offline, waiting for the next phase renovation. There is one (1) pending unlawful detainer, due to non-payment of rent and failure to income recertify. One (1) tenant is on a payment plan for rent owed.



1930's-era wooden unit

AWI staff continue 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 is currently running 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 the option to request an “ineligible tenant waiver”, allowing leasing to non-farm labor households, in addition to allowing **over-income** residents to stay, as opposed to moving. 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.



1980's-era Concrete Block unit – unrenovated, unoccupied

Chavarria’s Landscaping continues to serve the landscaping needs of the property. AWI staff received a total of (2) bids for their upcoming tree trimming project, the lower of the two bids was sent to USDA Rural Development for approval. AWI staff is in the process of obtaining bids to repair all of the potholes throughout the property, so far one bid has been received, and one more is expected before the end of the month. Gutter cleaning of all 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 this month.

Mi C.A.S.A.’s monthly food distribution was held on Tuesday April 12, 2023 in the Community Room. Mi C.A.S.A. is more than half way through 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, hosted a fundraiser yard sale on April 1, 2023 that was well attended, raising funds for 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 was held between AWI staff and Promotores on March 10, 2023, to discuss the possibility of a Community Garden, to be sponsored by the Red Cross and a local food bank. All parties that attended the meeting agreed that the best location for the Community Garden would be on the south end of Booth Dr. by the old burn pile area. The next step in the process is to host a meeting for residents to determine if there is sufficient interest.



1980's-era Concrete Block duplex unit – renovated

AWI received bids to rehab four of the concrete block units on Ogden Ave., but due to the higher than expected cost from the estimates only two of the units are projected to be remodeled. 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 in inventory: 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.

The State Water Board has approved the application for grant funds to install a power generator to backup power to the community well, recommended by the well's public regulators. At this time, we are waiting for information on when the design and install will be scheduled.

Please find third party property manager AWI's March 2023 narrative.



**Gridley Farm Labor Housing
March 2023**



Separate Variance Report explaining budget differences and expenditures.

Updates:

GFLH currently has 15 units available for leasing. Three move-ins and two transfers in March. One move out.

As of the end of March:

- 74 Occupied
- 10 units held for the next phase of rehab (4 identified for in-house work)
- 17 units deemed uninhabitable – MAI 825 taken off line -resident transferred to MAR832
- 15 units available for occupancy

***All renovated units are occupied.

***Management will be inspecting all 15 “brick” units referenced above in April to determine which ones can be brought to a market ready status with minimal work and cost.

Vacancies:

- **Unit #ST1470** – New move –out.

Upcoming Vacancies:

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

To date in April 18 rent payments are outstanding, which includes those listed below with larger past due balances.

.Past Due Balances:

- Unit #ERN863 –balance \$6,731 Eviction in process.
- Unit #SU1528 – balance \$1,501. On a payment plan.

Tree estimates have been submitted to RD and once the approval is received work will be scheduled.

Revised estimates in process for the in-house rehab to price 2 units vs 4 as costs are higher than anticipated. \$80K was budgeted for this project.

Bids in process to repair all the potholes throughout the property. One estimate on hand and a 2nd vendor scheduled to look at work.

The meeting with Promotores regarding the community garden went well. Everyone was in agreement that the best location is over by the old burn pile area. Red Cross & Promotores will support the financial cost for the garden and a date will be set to meet with the community.

Gridley Farm Labor 645
For the Month Ended March 31, 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)	\$ 692,448.00	\$ 710,688.00	\$ (18,240.00)
Vacancies	(25,248.00)	(23,142.91)	(2,105.09)	(149,723.00)	(138,857.50)	(10,865.50)
Manager's Unit	(1,230.00)	(1,230.00)	0.00	(7,380.00)	(7,380.00)	0.00
Total Tenant Rent	\$ 88,930.00	\$ 94,075.09	\$ (5,145.09)	\$ 535,345.00	\$ 564,450.50	\$ (29,105.50)
Other Project Income:						
Laundry Income	\$ 314.25	\$ 216.66	\$ 97.59	\$ 940.20	\$ 1,300.00	\$ (359.80)
Interest Income	55.88	2.50	53.38	160.98	15.00	145.98
Restricted Reserve Interest Incom	10.64	0.00	10.64	53.99	0.00	53.99
Other Tenant Income	\$ 0.00	\$ 91.66	\$ (91.66)	\$ 215.50	\$ 550.00	\$ (334.50)
Miscellaneous Income	\$ 595.00	\$ 0.00	\$ 595.00	\$ 595.00	\$ 0.00	\$ 595.00
Other Project Income	\$ 975.77	\$ 310.82	\$ 664.95	\$ 1,965.67	\$ 1,865.00	\$ 100.67
Total Project Income	\$ 89,905.77	\$ 94,385.91	\$ (4,480.14)	\$ 537,310.67	\$ 566,315.50	\$ (29,004.83)
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 13,881.62	\$ 35,903.14	\$ (22,021.52)	\$ 128,383.16	\$ 215,419.00	\$ (87,035.84)
Utilities (From Pg 2)	7,919.36	10,841.07	(2,921.71)	22,291.96	65,046.50	(42,754.54)
Administrative (From Pg 2)	13,607.42	15,386.91	(1,779.49)	77,650.76	92,321.50	(14,670.74)
Taxes & Insurance (From Pg 2)	6,840.67	8,510.25	(1,669.58)	45,524.01	51,061.50	(5,537.49)
Other Taxes & Insurance (Fr Page	1,806.71	5,356.11	(3,549.40)	10,639.54	32,136.50	(21,496.96)
Other Project Expenses	945.62	2,158.23	(1,212.61)	12,743.49	12,949.50	(206.01)
Total O&M Expenses	\$ 45,001.40	\$ 78,155.71	\$ (33,154.31)	\$ 297,232.92	\$ 468,934.50	\$ (171,701.58)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.59	\$.37	\$ 75,353.76	\$ 75,351.50	\$ 2.26
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 3,750.00	\$ 3,750.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	17,250.00	17,250.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.59	\$.37	\$ 96,353.76	\$ 96,351.50	\$ 2.26
Total Project Expenses	\$ 61,060.36	\$ 94,214.30	\$ (33,153.94)	\$ 393,586.68	\$ 565,286.00	\$ (171,699.32)
Net Profit (Loss)	\$ 28,845.41	\$ 171.61	\$ 28,673.80	\$ 143,723.99	\$ 1,029.50	\$ 142,694.49
Other Cash Flow Items:						
Reserve Transfers	\$ (10.64)	\$ 0.00	\$ (10.64)	\$ 10,395.59	\$ 0.00	\$ 10,395.59
T & I Transfers	(8,605.88)	0.00	(8,605.88)	(54,052.98)	0.00	(54,052.98)
Sec Dep Owner Held	(525.00)	0.00	(525.00)	(3,650.00)	0.00	(3,650.00)
Rent Annuity	53,706.00	0.00	53,706.00	323,931.00	0.00	323,931.00

Gridley Farm Labor 645
For the Month Ended March 31, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rent Subsidy	\$ (53,706.00)	\$ 0.00	\$ (53,706.00)	\$ (323,931.00)	\$ 0.00	\$ (323,931.00)
Authorized Reserve - Other	0.00	0.00	0.00	(10,449.58)	0.00	(10,449.58)
Tenant Receivables	59.00	0.00	59.00	855.16	0.00	855.16
Other Receivables	5,007.34	0.00	5,007.34	12,510.27	0.00	12,510.27
Rental Assistance	(268.00)	0.00	(268.00)	(14,116.00)	0.00	(14,116.00)
Accounts Payable - Trade	(15,509.96)	0.00	(15,509.96)	(3,539.68)	0.00	(3,539.68)
Accrued Property Taxes	2,500.00	0.00	2,500.00	15,000.00	0.00	15,000.00
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	3,750.00	0.00	3,750.00
Total Other Cash Flow Items	\$ (16,728.14)	\$ 0.00	\$ (16,728.14)	\$ (38,817.22)	\$ 0.00	\$ (38,817.22)
Net Operating Cash Change	<u>\$ 12,117.27</u>	<u>\$ 171.61</u>	<u>\$ 11,945.66</u>	<u>\$ 104,906.77</u>	<u>\$ 1,029.50</u>	<u>\$ 103,877.27</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 4,984.28	\$ 109,891.05	\$ 104,906.77
Tax & Insurance - FFB	86,994.79	41,046.41	(45,948.38)
Tax & Insurance - MMKT - FFB*	0.00	100,001.36	100,001.36
RD Reserves - FFB	53,543.24	60,397.65	6,854.41
Cash - Owner Held Reserves	396,699.00	396,699.00	0.00

Payables & Receivables:	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Accounts Payable - Trade		8,261.39	4,721.71	(3,539.68)		
Rents Receivable - Current Tenants		10,062.51	9,207.35	(855.16)		

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 6,590.69	\$ 6,820.91	\$ (230.22)	\$ 34,252.72	\$ 40,925.50	\$ (6,672.78)
Janitorial/Cleaning Supplies	0.00	79.75	(79.75)	360.02	478.50	(118.48)
Plumbing Repairs	400.00	832.91	(432.91)	3,965.90	4,997.50	(1,031.60)
Painting & Decorating	35.89	199.41	(163.52)	323.81	1,196.50	(872.69)
Repairs & Maintenance - Supply	464.27	1,532.34	(1,068.07)	3,857.57	9,194.00	(5,336.43)
Repairs & Maintenance - Contract	1,315.00	2,252.91	(937.91)	30,414.30	13,517.50	16,896.80
Grounds Maintenance	1,592.00	8,000.00	(6,408.00)	32,676.25	48,000.00	(15,323.75)
Pest Control Service	0.00	249.41	(249.41)	3,390.00	1,496.50	1,893.50
Fire/Alarm Services	0.00	1,588.50	(1,588.50)	1,019.05	9,531.00	(8,511.95)
Security Service	1,547.00	0.00	1,547.00	9,162.96	0.00	9,162.96
Capital Improvements - Other	16.24	11,983.34	(11,967.10)	1,239.96	71,900.00	(70,660.04)
Capital Improvements - Flooring	0.00	975.00	(975.00)	0.00	5,850.00	(5,850.00)
Capital Improvements - Appliance	1,920.53	697.25	1,223.28	3,811.85	4,183.50	(371.65)
Capital Improvements - HVAC Repl	0.00	250.00	(250.00)	1,754.62	1,500.00	254.62

Gridley Farm Labor 645
For the Month Ended March 31, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Capital Improvements - Water Heat	\$ 0.00	\$ 142.50	\$ (142.50)	\$ 0.00	\$ 855.00	\$ (855.00)
Carpet Cleaning	0.00	25.09	(25.09)	0.00	150.50	(150.50)
HVAC Repairs	0.00	53.41	(53.41)	2,083.00	320.50	1,762.50
Cable Service	0.00	178.75	(178.75)	0.00	1,072.50	(1,072.50)
Tenant Services	0.00	41.66	(41.66)	71.15	250.00	(178.85)
Total Maint. & Operating Exp.	\$ 13,881.62	\$ 35,903.14	\$ (22,021.52)	\$ 128,383.16	\$ 215,419.00	\$ (87,035.84)
Utilities:						
Electricity	\$ 4,725.99	\$ 2,666.66	\$ 2,059.33	\$ 6,412.90	\$ 16,000.00	\$ (9,587.10)
Water	0.00	2,916.66	(2,916.66)	0.00	17,500.00	(17,500.00)
Sewer	0.00	2,174.41	(2,174.41)	0.00	13,046.50	(13,046.50)
Heating Fuel/Other	757.59	583.34	174.25	3,348.55	3,500.00	(151.45)
Garbage & Trash Removal	2,435.78	2,500.00	(64.22)	12,530.51	15,000.00	(2,469.49)
Total Utilities	\$ 7,919.36	\$ 10,841.07	\$ (2,921.71)	\$ 22,291.96	\$ 65,046.50	\$ (42,754.54)
Administrative:						
Manager's Salary	\$ 6,708.75	\$ 7,713.59	\$ (1,004.84)	\$ 34,713.23	\$ 46,281.50	\$ (11,568.27)
Management Fees	6,320.00	6,715.00	(395.00)	36,818.00	40,290.00	(3,472.00)
Bad Debt Expense	(88.00)	0.00	(88.00)	2,430.01	0.00	2,430.01
Auditing	666.67	666.66	.01	3,013.26	4,000.00	(986.74)
Legal	0.00	291.66	(291.66)	0.00	1,750.00	(1,750.00)
Other Administrative Expenses	0.00	0.00	0.00	676.26	0.00	676.26
Total Administrative Expense	\$ 13,607.42	\$ 15,386.91	\$ (1,779.49)	\$ 77,650.76	\$ 92,321.50	\$ (14,670.74)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 1,493.34	\$ (1,493.34)	\$ 4,480.00	\$ 8,960.00	\$ (4,480.00)
Special Assessments	2,500.00	2,117.50	382.50	15,000.00	12,705.00	2,295.00
Property Insurance	4,340.67	4,899.41	(558.74)	26,044.01	29,396.50	(3,352.49)
Total Taxes & Insurance Expense	\$ 6,840.67	\$ 8,510.25	\$ (1,669.58)	\$ 45,524.01	\$ 51,061.50	\$ (5,537.49)
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,241.72	\$ 1,270.59	\$ (28.87)	\$ 7,119.07	\$ 7,623.50	\$ (504.43)
Other Taxes, Fees & Permits	48.85	116.34	(67.49)	327.47	698.00	(370.53)
Bond Premiums	0.00	15.00	(15.00)	0.00	90.00	(90.00)
Worker's Compensation Insurance	508.34	1,075.84	(567.50)	2,776.39	6,455.00	(3,678.61)
Personnel Medical Insurance	7.80	2,878.34	(2,870.54)	416.61	17,270.00	(16,853.39)
Total Other Taxes & Insurance	\$ 1,806.71	\$ 5,356.11	\$ (3,549.40)	\$ 10,639.54	\$ 32,136.50	\$ (21,496.96)
Other Project Expenses						
Telephone & Answering Service	\$ 147.34	\$ 314.66	\$ (167.32)	\$ 680.78	\$ 1,888.00	\$ (1,207.22)
Internet Service	382.75	135.34	247.41	382.75	812.00	(429.25)
Advertising	0.00	375.00	(375.00)	1,066.12	2,250.00	(1,183.88)
Water/Coffee Service	0.00	0.00	0.00	60.25	0.00	60.25

Gridley Farm Labor 645
For the Month Ended March 31, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Office Supplies & Expense	\$ 170.10	\$ 504.41	\$ (334.31)	\$ 7,101.63	\$ 3,026.50	\$ 4,075.13
Postage	216.99	41.75	175.24	513.82	250.50	263.32
Toner/Copier Expense	0.00	27.75	(27.75)	139.57	166.50	(26.93)
Office Furniture & Equipment Expe	0.00	0.00	0.00	959.21	0.00	959.21
Travel & Promotion	0.00	611.91	(611.91)	1,399.38	3,671.50	(2,272.12)
Training Expense	0.00	104.16	(104.16)	186.42	625.00	(438.58)
Credit Checking	28.44	13.41	15.03	145.56	80.50	65.06
Employee Meals	0.00	29.84	(29.84)	108.00	179.00	(71.00)
Total Other Project Expenses	\$ 945.62	\$ 2,158.23	\$ (1,212.61)	\$ 12,743.49	\$ 12,949.50	\$ (206.01)
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	\$ 12,558.59	\$.37	\$ 75,353.76	\$ 75,351.50	\$ 2.26
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 3,750.00	\$ 3,750.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	17,250.00	17,250.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.59	\$.37	\$ 96,353.76	\$ 96,351.50	\$ 2.26
Total Expenses	\$ 61,060.36	\$ 94,214.30	\$ (33,153.94)	\$ 393,586.68	\$ 565,286.00	\$ (171,699.32)
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: April 14, 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 April, with a prospective resident moving in by April 15th. All rent was collected for the month. The 2020A bond-identified needs have been completed. At the end of the 2nd quarter, YTD property income came in at \$5,300 more than budget, at \$170,357. Total YTD expenses are \$14,000 less than anticipated, bringing YTD NOI to \$9,000 more than budget, at \$91,935. There was an owner's withdrawal of \$105,000.00 for March to help pay for the 2020A Bond payment.



Alamont Apartments, East Avenue, Chico

Cordillera/Cameo Apartments, Chico (20 units, family, RSC) - The property has no vacancy as of April 1st. There have been no turnovers in the last three months. Unpaid rents were confined to a small balance from one unit. YTD income comes in ahead of budget by \$817, at \$100,038. Total Operating Expenses are lower than budget by \$7,100, bringing the YTD NOI to \$55,608, \$7,900 more than budget.



Cordillera Apartments, Cameo Way, Chico

Evanswood Estates Apartments, Oroville (31 units, family, RSC) – The property has no vacancy. All rents the month’s rent has been collected. YTD total income is \$4,291 more than anticipated at \$211,630. YTD Total Operating Expenses are \$14,000 more than budget at \$132,136. The variance mostly can be contributed to administrative (bad debt) and turnover expenses, (interior repairs labor & materials). This brought YTD NOI to \$10,000 less than budget, at \$79,493. The property saw an owner’s withdrawal of \$105,000.00 to pay the April 2020A Bond payment. Units #21, 25, & 33, purchased and tracked separately, continue to be rented; there are no unpaid rents. YTD Income and expenses were right at budget, bringing the NOI a little over projection to \$10,039. An owner withdrawal of \$25,000.00 occurred for the month of March for 2020A Bond payment. RSC narrative reviews the 2020A Bond replacements of a dishwasher, garbage disposal and GFCI outlet replacements.



Evanswood Apartments, Table Mountain Boulevard, Oroville – new siding and windows

(Evanswood Estates Apts, continued) The \$3 million in **exterior** siding replacement at Evanswood Estates continues, the work is about half complete. The work pace has picked up, with resolution to flashing details and clear weather following the rains. The work is being completed Series 2020A bond proceeds. Unit #53 is the sole unit not owned by the HACB; HACB and RSC continue to try to entice engagement by the unit's owner.

Gridley Springs II, Gridley (24 units, Family, Sackett) The property has one (1) vacancy and no 30-day notices to vacate. YTD income is down by approximately \$6500 due to not being able to increase rents in the 1st quarter. YTD expenses came to \$74,842, or \$10,853 less than budget bringing, YTD NOI to \$4,300 more than budget at \$18,310. Please find Sackett Corporation's financials for GS II, as well as a short narrative, following.



Gridley Springs Apartments II, Ford Avenue, Gridley

Kathy Court Apartments, Paradise (12 units, family, RSC) – We continue to move forward in securing the CDBG–DR funding commitment from the Town of Paradise. Bid documents are being prepared. The Section 8 PBV and CDBG-DR related NEPA review is nearing completion. Third party review of the Section 8 Commitment and completion of the Subsidy Layering Review will pave the way for the Section 8 HAP contract. Series 2020A bond funds, and PG&E Victims Trust lawsuit proceeds complete the financing package.

Significantly, the HACB was notified by its attorney that the PG&E Victims Trust payout pro-ration was increased from 45% to 60%, resulting in a second payment in the amount of \$274234.25. With the \$822,702.77 paid previously, lawsuit proceeds total \$1,096,937. Use of CDBG-DR funds require any such payouts be applied toward the project's replacement.



Kathy Court Apartments - Rendering

Lincoln Apartments, Chico (18 units, family, RSC) – Lincoln Apartments has no vacancy. Unpaid rents include two units, who owe small amounts. There continues to be no notices to vacate. The installation of 2020A bond-funded Capital Improvements, including water heaters, a refrigerator, exhaust hoods and GFCI installation is underway. YTD total income is ahead of budget by \$4,000. Total YTD Expenses are under budget by \$8,839, bringing YTD NOI to \$49,497, or \$12,849 more than budget. There was an Owner withdrawal in March

of \$55,000.00 for payment of the 2020A Bond.



Locust Apartments, Chico (10 units, family, RSC) – There currently is no vacancy, and no turnover has occurred in the last three months. All rents were collected for the month, with the exception of one unit, as RSC’s narrative, following,

explains. Rent increase notices were sent to eligible residents effective March 1st. Total income YTD came in at \$1,300.00+ at \$46,266.15. Total Expenses came in much higher than budget due to administrative expenses (bad debt) utility expenses, & turnover expense in repairs labor and material. YTD NOI came in below budget by \$8,795.81 at \$13,366.19. The property owner withdrawal was \$25,000.00 to help pay for the April bond payment. 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) – Fully occupied, no notices to vacate. RSC’s narrative addresses rent collection - all units paid except two, one involving an Unlawful Detainer for failure to pay rent. Rent increase notices were sent effective March 1st. YTD Total Income is \$7,053 more than budget,

Expenses are below budget by \$5,059, thus YTD NOI is \$12,112 more than budget, at \$96,473. There was a March Owner withdrawal of \$90,000 for April’s 2020A Bond payment. Bond-funded work, including equipment and gazebo replacements, upgrade of the Community Room, and site path of travel improvements, are in process,

with property management collecting bids.



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, as the tenant has given notice to vacate by the end of April. We are looking at possible demolition to clear the lot for future development. We will be discussing this issue during this month's board meeting.



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



April 6, 2023

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

RE: March 2023 HACB Monthly Financial Package

Dear Mr. Mayer:

Below is a summary of the March 2023 key operational activities and highlights of significant financial results for HACB properties managed by RSC. For additional details, please review the following financial reports provided for each property:

1. Cash Flow Summary
2. Balance Sheet
3. Budget Comparison
4. General Ledger
5. Trial Balance
6. Tenant Rent Roll
7. 12 Month Income Statement
8. 2022/2023 Performance Review
9. Capital Improvement Summary

1519 Locust Apartments

Monthly Highlights:

- **Occupancy** – 100% at the end of March. There were no move-outs or move-ins during the month.
- **Rent Collection** –
 - ✓ Unit #4 has an outstanding balance for February. We are working with the resident on the remaining balance of \$211.00.
 - ✓ All other tenants paid in full.

Mr. Ed Mayer, Executive Director
Chico, California

- **Expense Variances –**

- ✓ Administrative expenses were lower than what was budgeted, as there were no Bad Debt expenses.
- ✓ Maintenance expenses were lower than the budget, due to lower labor and service costs.

- We issued a \$25,000.00 owner withdrawal in March.

Alamont Apartments

Monthly Highlights:

- **Occupancy – 96.77% at the end of March**
 - ✓ Unit #1 had a move in on 3/29/23.
 - ✓ Unit #10 was vacant for the month. The unit is rent ready and an approved applicant is moving in on April 15th.
- **Rent Collection – All tenants paid in full.**
- **Expense Variances –**
 - ✓ Utility expenses were higher due to an extermination of bed bugs in unit #1.
 - ✓ There were no turnover expenses in March. Final accounting for the turnover of unit #1 and #10 will be completed in April once we receive the vendor invoices.
 - ✓ Landscape Maintenance – Contract was higher than budget, due to January and February's service being paid in March. YTD Landscape Maintenance – Contract costs are in line with the budget.
- **Capital Improvements –**
 - ✓ Under the 2020A Bond Project – new carpet, a range, a dishwasher, and a refrigerator were installed in unit #1.
- We issued a \$105,000.00 owner withdrawal in March.

Cordillera/Cameo Drive Apartments

Monthly Highlights:

- **Occupancy – 100% at the end of March.** There were no move-outs or move-ins during the month.
- **Rent Collection**
 - ✓ We are working with the resident in #49-1 on a payment program for a small outstanding balance.
 - ✓ All other tenants paid in full.

Mr. Ed Mayer, Executive Director
Chico, California

- **Expense Variances –**
 - ✓ Administrative expenses were lower than what was budgeted since there were no Bad Debt expenses.
 - ✓ Utility expenses were higher than the budget due to higher gas and trash costs. We researched the increased gas usage and did not find any leaks or other signs of concerns. We did adjust the settings on the water heater and will monitor usage going forward.

- We issued a \$49,000.00 owner withdrawal in March.

Evanswood Estates Apartments

Monthly Highlights:

- **Occupancy – 100%** at the end of March.
 - ✓ Unit #17 was vacant for the month of February, but a new tenant moved in on 3/1/23.

- **Rent Collection**
 - ✓ All tenants paid in full.

- **Expense Variances –**
 - ✓ Turnover costs were lower for the month and reflect the cost to turn unit #17. YTD turnover costs are \$4,478.93 over budget.

- **Capital Improvements –**
 - ✓ Under the 2020A Bond Project – there was an interior paint for unit #17, and for units #4,5,8,12,13,20,24,28,29,32,37,41,49,71,360 and 362, exhaust hoods, garbage disposals and GFCI outlets were replaced.

- We issued a \$105,000.00 owner withdrawal in March.

Evanswood #21, #25, and #33

Monthly Highlights

- **Occupancy – 100%** at the end of March. There were no move-outs or move-ins during the month.

- **Rent Collection – 100%** of rent was collected.

- **Capital Improvements**

Mr. Ed Mayer, Executive Director
Chico, California

- ✓ For these three units #21, 25 and 33, the exhaust hoods, garbage disposals and GFCI outlets were replaced.

Kathy Court Apartments

Monthly Highlights: None at this time.

Lincoln Apartments

Monthly Highlights:

- **Occupancy** – 100% as of the end of March. There were no move-outs or move-ins during the month.
- **Rent Collection**
 - ✓ Unit #7 has a small March rent balance due, which is due to an increase in rent that started in March.
 - ✓ Unit #12 has a small outstanding balance which we are working to collect.
 - ✓ All other tenants paid in full.
- **Expense Variances** –
 - ✓ Maintenance expenses were lower than what was budgeted, due to lower than expected labor costs.
- We issued a \$55,000.00 owner withdrawal in March.

Park Place Apartments

Monthly Highlights:

- **Occupancy** – 100% as of the end of March. There were no move-outs or move-ins during the month.
- **Rent Collection**
 - ✓ Unit #16 had an NSF check in March. He did make a couple of payments to cover this NSF, but he still has an outstanding balance we are collecting.
 - ✓ Unit #18 – continues to miss payments on their portion of the rent. This is a Section 8 tenant and the delinquency notices have been forwarded to his case worker. We have been working with the tenant, but may file an unlawful detainer in April if they do not catch up on their balance due.
 - ✓ All other tenants paid in full.

Mr. Ed Mayer, Executive Director
Chico, California

- **Expense Variances –**
 - ✓ There were no turnover costs for the month, which resulted in a budget variance.
- **Capital Improvements –**
 - ✓ Under the 2020A Bond Project – dry rotted siding was replaced for units #4-6.
- We issued a \$90,000.00 owner withdrawal in March.

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

Respectfully,



Richard Gillaspie
Property Manager
RG:ph



GRIDLEY SPRINGS April 2023

Property Status:

1. GSI has 1 vacant units with Zero notices to vacate
2. GSII has 1 vacant units with Zero notices to vacate.
3. GSI: We received the final closeout of the FY22 HCD HOME Audit with no open issues or findings.
4. GSI: We received the audited financials which were successfully submitted to USDA before the 04/01 submission date.
5. Both properties are operating well and we have no knowledge of any capital needs for either properties for the remainder of FY2023.

Sincerely,
Mac Upshaw



HACB GRIDLEY SPRINGS II
As of
March 31, 2023

<i>CASH SUMMARY - Operating Account</i>	MARCH		6 months YTD	
	2023	%%	2023	%%
Total Rent Revenue	16,922.00	100.00%	94,149.52	100.00%
Vacancies	(760.00)	-4.49%	(1,358.00)	-1.44%
Net Rental Revenue	16,162.00	95.51%	92,791.52	98.56%
Other Income	127.21	0.75%	361.32	0.38%
Total Revenue	16,289.21	96.26%	93,152.84	98.94%
Expenses:				
Administrative Expenses	2,716.43	16.05%	21,522.00	22.86%
Utilities	3,179.91	18.79%	12,073.15	12.82%
Operating & Maintenance	10,939.05	64.64%	31,683.70	33.65%
Depreciation and Amortization Expense	0.00	0.00%	0.00	0.00%
Taxes & Insurance	623.50	3.68%	9,563.50	10.16%
Total Expenses	17,458.89	99.49%	74,842.35	30.66%
Net Operating Income	(1,169.68)	83.44%	18,310.49	46.48%
Interest and Finance Expense	565.08	3.34%	3,390.48	3.60%
Replacement Costs	0.00	0.00%	0.00	0.00%
Net Cash Flow from Operations	(1,734.76)		14,920.01	
Plus (Minus)				
Interest Income	(53.21)		(119.19)	
Unpaid Rent Collected (Owed)	843.00		2,397.00	
Prepaid Rent Received (Absorbed)	(845.00)		(15.00)	
Security Deposits Received (Refunded)	0.00		(172.00)	
Accrued Interest (Payment)	545.08		3,270.48	
Net Cash Increase (Decrease)	(1,244.89)		20,281.30	
Beginning of Period Cash Balance	82,001.65		64,558.38	
Contributions (Distributions) to Owner	0.00		0.00	
Transfer from (to) Impound Account	(401.33)		(2,407.98)	
Transfer From (to) Replacement Reserves	(450.00)		(2,700.00)	
Transfer from (to) Security account	3.00		176.73	
Ending Cash Balance - Operating Account	\$79,908.43		\$79,908.43	
- Replacement Reserve			\$117,439.43	
- Tax and Insurance Impounds			\$54,437.40	
- Security Deposit Accounts			\$15,096.67	

<i>TENANT RECEIVABLES</i>	Current Month	<i>UNIT STATUS</i>	Current Month
Rent and Rent Related Receivables		Total Units	24
Balance at Beginning of Month	3,749.00	Vacant units at beginning of month	0
Uncollected (Collected) During Month	(843.00)	Plus Units vacated during month	2
Written off to Bad Debts	0.00	Less move ins and deposits to hold	0
Balance at End of Month	<u>\$2,906.00</u>	Vacant units at end of month	<u>2</u>

Balance Sheet
HACB GRIDLEY SPRINGS II
As of
March 31, 2023

***** ASSETS *****

Petty Cash	250.00	
Cash - Operating	79,908.43	
Cash - Replacement Reserve	117,439.43	
Cash - Impound Account	54,437.40	
Cash - Security Deposit Account	15,096.67	
Total Cash		267,131.93

ACCOUNTS RECEIVABLE

Tenant Rent Receivable	2,906.00	
Total Accounts Receivable		2,906.00

Prepaid Property Insurance

0.00	
Total Prepaid Expenses	0.00

Total Current Assets	270,037.93
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CAPITAL IMPROVEMENTS

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

TOTAL ASSETS **1,024,454.05**

***** LIABILITIES *****

Accrued Interest-SHRA	86,070.61	
Security Deposit Liability	15,093.00	
Prepaid Rent Revenue	0.00	
Total Current Liabilities		101,163.61

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

Total Liabilities **319,195.61**

***** 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)	14,920.01	
Total Equity		705,258.44

Total Liabilities & Equity **1,024,454.05**

Income Statement
HACB GRIDLEY SPRINGS II
As of
March 31, 2023

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
*** REVENUES ***						
Rent Revenue - Gross Potential						
Apartment Rents	16,101.00	16,312.00	(211.00)	89,200.52	97,872.00	(8,671.48)
Tenant Assistance Payments	821.00	0.00	821.00	4,949.00	0.00	4,949.00
Total Revenue	16,922.00	16,312.00	610.00	94,149.52	97,872.00	(3,722.48)
Apartment Vacancies	(760.00)	(326.00)	(434.00)	(1,358.00)	(1,957.44)	599.44
Total Vacancies	(760.00)	(326.00)	(434.00)	(1,358.00)	(1,957.44)	599.44
NET RENTAL REVENUE	16,162.00	15,986.00	176.00	92,791.52	95,914.56	(3,123.04)
Interest Income-Other Cash	49.03	0.00	49.03	110.79	0.00	110.79
Interest Income-Sec Deposits	4.18	0.00	4.18	8.40	0.00	8.40
Total Financial Revenue	53.21	0.00	53.21	119.19	0.00	119.19
Misc Tenant Charges/Damages & Cleaning	74.00	545.00	(471.00)	74.00	3,270.50	(3,196.50)
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	500.00	(331.87)
Total Other Revenue	74.00	628.00	(554.00)	242.13	3,770.50	(3,528.37)
TOTAL REVENUE	16,289.21	16,614.00	(324.79)	93,152.84	99,685.06	(6,532.22)
*** EXPENSES ***						
Administrative Expenses						
Advertising and Promotions	0.00	21.00	(21.00)	0.00	125.00	(125.00)
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	768.00	768.00	0.00
Telephone/Answering Service	105.75	70.00	35.75	372.99	420.00	(47.01)
Consulting/Purchased Services	0.00	0.00	0.00	0.00	0.00	0.00
Postage and Mailing	0.00	0.00	0.00	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	7.59	385.00	(377.41)	435.75	2,312.00	(1,876.25)
Dues and Subscriptions	0.00	0.00	0.00	64.29	0.00	64.29
Management Fee	1,035.00	1,080.00	(45.00)	6,120.00	6,480.00	(360.00)
Manager Salaries	1,440.09	1,708.00	(267.91)	9,572.59	10,250.00	(677.41)
Education/Registration fees	0.00	83.00	(83.00)	450.03	500.00	(49.97)
Legal Expense	0.00	30.00	(30.00)	0.00	175.00	(175.00)
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	2,716.43	3,505.00	(788.57)	21,522.00	25,230.00	(3,708.00)
Utility Expenses						
Electricity	190.63	310.00	(119.37)	603.33	1,860.00	(1,256.67)
Water	459.33	500.00	(40.67)	2,065.61	3,000.00	(934.39)
Gas	52.28	68.00	(15.72)	300.64	410.00	(109.36)
Sewer	1,613.05	820.00	793.05	4,904.75	4,920.00	(15.25)
Garbage and Trash Removal	864.62	567.00	297.62	4,198.82	3,400.00	798.82
Total Utility Expenses	3,179.91	2,265.00	914.91	12,073.15	13,590.00	(1,516.85)

Income Statement
HACB GRIDLEY SPRINGS II
As of
March 31, 2023

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating & Maintenance Expense						
Clean and Repair Apartment	0.00	0.00	0.00	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	6,316.00	0.00	6,316.00
Grounds Maintenance and Supplies	406.31	0.00	406.31	461.42	0.00	461.42
Maintenance Personnel	1,440.09	1,708.00	(267.91)	9,770.19	10,250.00	(479.81)
Repair Materials	320.24	2,982.00	(2,661.76)	1,641.92	17,892.50	(16,250.58)
Repair Contract/Vendor Labor	0.00	1,667.00	(1,667.00)	2,000.00	10,000.00	(8,000.00)
Electrical Repair and Supplies	0.00	0.00	0.00	187.50	0.00	187.50
HVAC Repair/Maintenance	0.00	500.00	(500.00)	640.87	3,000.00	(2,359.13)
Appliance Repair/Maintenance	7,449.00	0.00	7,449.00	8,812.00	0.00	8,812.00
Plumbing Repair/Supplies	0.00	0.00	0.00	517.39	0.00	517.39
Interior Painting/Supplies	323.41	0.00	323.41	323.41	0.00	323.41
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	10,939.05	6,857.00	4,082.05	31,683.70	41,142.50	(9,458.80)
Taxes & Insurance Expenses						
Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00
Payroll Taxes	364.32	335.00	29.32	2,996.48	2,009.00	987.48
Property & Liability Insurance	0.00	167.00	(167.00)	0.00	1,000.00	(1,000.00)
Worker's Compensation	124.60	221.00	(96.40)	1,122.55	1,324.00	(201.45)
Health/Dental Insurance	134.58	233.00	(98.42)	810.16	1,400.00	(589.84)
Other Insurance	0.00	0.00	0.00	4,634.31	0.00	4,634.31
Total Taxes & Insurance Expenses	623.50	956.00	(332.50)	9,563.50	5,733.00	3,830.50
TOTAL EXPENSES	17,458.89	13,583.00	3,875.89	74,842.35	85,695.50	(10,853.15)
NET OPERATING INCOME (LOSS)	(1,169.68)	3,031.00	(4,200.68)	18,310.49	13,989.56	4,320.93
Interest & Finance Expense						
Mortgage Interest	545.08	0.00	545.08	3,270.48	0.00	3,270.48
Bank Fees	20.00	0.00	20.00	120.00	0.00	120.00
Total Interest & Finance Expense	565.08	0.00	565.08	3,390.48	0.00	3,390.48
OPERATING PROFIT (LOSS)	(1,734.76)	3,031.00	(4,765.76)	14,920.01	13,989.56	930.45
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	(1,734.76)	3,031.00	(4,765.76)	14,920.01	13,989.56	930.45

MEMO

Date: April 14, 2023
To: HACB Board of Commissioners
From: Larry Guanzon, Deputy Executive Director
Subject: Status Report – LIHTC Properties

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

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

Chico Commons Apartments, Chico (72 units, LIHTC, Family, MGP: Banyard Management, PM: AWI) – There currently are (4) vacancies as of the 1st of April. There are two (2) 30-day notices to vacate. AWI details current turnover status in the monthly narrative, following, as well as unpaid rents, involving 11 units. Three units are on payment plans, two are in process of Unlawful Detainer action, and two have been served 3/30-day notices. The second dumpster enclosure has been upgraded and rebuilt, see photo's in AWI's narrative. One dumpster area remains to be upgraded from chain link to concrete block. New mailboxes will be installed. Bids are being solicited for upgrade and reconstruction of the 2nd floor balcony railings. YTD income is up approximately \$16,000, with expenses \$38,000 lower than budget, bringing NOI to \$75,000 YTD, \$54,000 above budget. 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 no vacancies as of April 1st. Two move-ins occurred during the last 30 days, rent collection saw five households owing. The property continues to seek a maintenance technician. Estimates are being sought for an automatic lock / unlock system for the community room and laundry room. The property passed its annual fire safety inspection conducted by the City of Chico Fire Department. Senior service provider, Passages, has been contacted to provide supportive services for the residents. YTD income is higher by approximately \$10,000+ with overall expenses lower than anticipated bringing the property's NOI at \$34,000+ more than budget at \$44,219.09. Please find the AWI monthly narrative and owners report following. The property is subject to repositioning, involving refinance, capital improvements and replacements. Gutters, downspouts and fascia boards, windows, siding, and PTAC units are needing attention. The property generates significant cash, which will help with anticipated renovations.

Gridley Springs I Apartments, Gridley (32 units, LIHTC, Family, MGP: BCAHDC, PM: Sackett Corporation) – There is no vacancy as of this memo, and no notices to vacate. YTD revenue and expenses are in line, with NOI at more than \$20,000 above budget, at \$27,410.16. Please find Sackett Corporation's Owner's report, following.





1200 Park Avenue Apts, Chico

1200 Park Avenue Apartments, Chico (107 units, LIHTC, Senior, MGP: BCAHDC, PM: AWI) – There are five (5) vacancies as of this memo, for which AWI is processing potential applications; three of the units are market ready and the other two units are being turned. There is one (1) thirty-day notice to vacate. All unpaid rents for March were collected, excepting two households, who are on payment plans. April rents are all collected, with the exception of one unit. Pressure washing of the exterior balconies on the Oakdale/12th Street side of the complex occurred at the beginning of the month. There was an update to the outstanding legal complaint, which continues, in stages of discovery, awaiting trial – no settlement offer has been proposed by the plaintiff. 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. YTD income is down due to not being able to increase rents to maximum allowed by tax-credit regulation, because of State and local rent restrictions, but lower YTD expenses has yielded a NOI that is \$22,000 more than budget, totalling \$37,761.08. The property is subject to repositioning, involving refinancing and capital improvements.



Chico's Park Avenue – an affordable housing “gateway”!



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.



Harvest Park Apts, Chico – Community Building

Walker Commons March 2023



Separate *Variance Report* explaining budget differences and expenditures.

Updates:

Walker Commons is currently 100% occupied!

Two move ins and no move outs during the month of March.

There are 3 March and 2 April rent payments 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 still in pending 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. Staff has an estimate from Door King Control on hand to install the automatic lock, but is only for the equipment. Another bid is required from one of their authorized dealers to install the equipment. After a few rescheduled appointments we are on schedule for next week. We also have an estimate on hand from another vendor.

Walker Commons passed their annual fire safety inspection conducted by City of Chico Fire Department.

The maintenance technician, Jovanny, has resigned. Recruitment has started for a new qualified tech. Local techs will cover the day to day until the position is filled.

Spring is here and time to coordinate landscaping projects and upgrades with Kelvin such as trimming the spruce trees and adding nice shrubs on the North end of the property.

Staff will also start cleaning the garden area for residents to begin planting. I am sure they are eager to grow and enjoy their seasonal vegetables!!



Walker Commons 550
For the Month Ended March 31, 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	\$ 125,868.00	\$ 116,979.00	\$ 8,889.00
Vacancies	(1,324.00)	(1,169.75)	(154.25)	(2,648.00)	(3,509.25)	861.25
Rent Adjustments	.26	(44.16)	44.42	.26	(132.50)	132.76
Manager's Unit	(728.00)	(728.00)	0.00	(2,184.00)	(2,184.00)	0.00
Total Tenant Rent	\$ 39,801.26	\$ 37,051.09	\$ 2,750.17	\$ 121,036.26	\$ 111,153.25	\$ 9,883.01
Other Project Income:						
Laundry Income	\$ 269.63	\$ 341.09	\$ (71.46)	\$ 852.54	\$ 1,023.25	\$ (170.71)
Interest Income	12.16	6.09	6.07	39.73	18.25	21.48
Restricted Reserve Interest Incom	32.86	0.00	32.86	101.72	0.00	101.72
Late Charges	91.00	4.16	86.84	153.00	12.50	140.50
Other Tenant Income	\$ 0.00	\$ 123.75	\$ (123.75)	\$ 564.00	\$ 371.25	\$ 192.75
Other Project Income	\$ 405.65	\$ 475.09	\$ (69.44)	\$ 1,710.99	\$ 1,425.25	\$ 285.74
Total Project Income	\$ 40,206.91	\$ 37,526.18	\$ 2,680.73	\$ 122,747.25	\$ 112,578.50	\$ 10,168.75
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 9,434.72	\$ 13,672.93	\$ (4,238.21)	\$ 28,777.93	\$ 41,018.75	\$ (12,240.82)
Utilities (From Pg 2)	3,768.87	4,355.00	(586.13)	9,672.95	13,065.00	(3,392.05)
Administrative (From Pg 2)	6,675.00	7,340.66	(665.66)	18,767.54	22,022.00	(3,254.46)
Taxes & Insurance (From Pg 2)	1,653.67	1,720.93	(67.26)	4,961.01	5,162.75	(201.74)
Other Taxes & Insurance (Fr Page	2,566.11	3,255.64	(689.53)	5,390.72	9,767.00	(4,376.28)
Other Project Expenses	1,064.73	1,073.25	(8.52)	2,532.99	3,219.75	(686.76)
Total O&M Expenses	\$ 25,163.10	\$ 31,418.41	\$ (6,255.31)	\$ 70,103.14	\$ 94,255.25	\$ (24,152.11)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 3,750.00	\$ 3,750.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 1,875.00	\$ 1,875.00	\$ 0.00
Transfer - Reserves	933.34	933.34	0.00	2,800.02	2,800.00	.02
Total Mortgage & Owner's Exp.	\$ 2,808.34	\$ 2,808.34	\$ 0.00	\$ 8,425.02	\$ 8,425.00	\$.02
Total Project Expenses	\$ 27,971.44	\$ 34,226.75	\$ (6,255.31)	\$ 78,528.16	\$ 102,680.25	\$ (24,152.09)
Net Profit (Loss)	\$ 12,235.47	\$ 3,299.43	\$ 8,936.04	\$ 44,219.09	\$ 9,898.25	\$ 34,320.84
Other Cash Flow Items:						
Reserve Transfers	\$ (32.86)	\$ 0.00	\$ (32.86)	\$ (101.72)	\$ 0.00	\$ (101.72)
T & I Transfers	(1,722.38)	0.00	(1,722.38)	(5,168.31)	0.00	(5,168.31)
Operating - MMKT- FFB*	(9.78)	0.00	(9.78)	(31.42)	0.00	(31.42)

Walker Commons 550
For the Month Ended March 31, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Security Deposits Held	\$ 0.00	\$ 0.00	\$ 0.00	\$ (640.00)	\$ 0.00	\$ (640.00)
Authorized Reserve - Other	0.00	(3,166.66)	3,166.66	0.00	(9,500.00)	9,500.00
Tenant Receivables	257.74	0.00	257.74	458.00	0.00	458.00
Other Receivables	2,278.67	0.00	2,278.67	(663.99)	0.00	(663.99)
Accounts Payable - Trade	(3,688.47)	0.00	(3,688.47)	(1,185.44)	0.00	(1,185.44)
Accounts Payable Other	(794.00)	0.00	(794.00)	1,136.00	0.00	1,136.00
Accrued Interest - City of Chico	1,250.00	0.00	1,250.00	3,750.00	0.00	3,750.00
Accrued Partnership Fees	625.00	0.00	625.00	1,875.00	0.00	1,875.00
Total Other Cash Flow Items	\$ (1,836.08)	\$ (3,166.66)	\$ 1,330.58	\$ (571.88)	\$ (9,500.00)	\$ 8,928.12
Net Operating Cash Change	<u>\$ 10,399.39</u>	<u>\$ 132.77</u>	<u>\$ 10,266.62</u>	<u>\$ 43,647.21</u>	<u>\$ 398.25</u>	<u>\$ 43,248.96</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 72,386.24	\$ 116,033.45	\$ 43,647.21
Operating - MMKT- FFB*	255,144.80	255,176.22	31.42
Tax & Insurance - FFB	12,989.64	18,157.95	5,168.31
Security Deposit - FFB	20,950.00	20,950.00	0.00
Reserve Acct - FFB	100,746.74	33,605.82	(67,140.92)
Reserve Acct MMKT-FFB*	346,158.60	416,201.26	70,042.66
Payables & Receivables:			
Accounts Payable - Trade	3,348.97	2,163.53	(1,185.44)
Rents Receivable - Current Tenants	177.00	(421.00)	(598.00)
Other Tenant Charges Receivable	81.00	221.00	140.00

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

Maintenance Payroll	\$ 3,250.50	\$ 3,474.66	\$ (224.16)	\$ 9,079.00	\$ 10,424.00	\$ (1,345.00)
Janitorial/Cleaning Supplies	46.85	110.59	(63.74)	46.85	331.75	(284.90)
Plumbing Repairs	0.00	375.00	(375.00)	0.00	1,125.00	(1,125.00)
Painting & Decorating	2,677.76	166.66	2,511.10	3,132.78	500.00	2,632.78
Repairs & Maintenance - Supply	339.56	1,089.09	(749.53)	1,523.37	3,267.25	(1,743.88)
Repairs & Maintenance - Contract	(214.35)	1,250.00	(1,464.35)	2,351.35	3,750.00	(1,398.65)
Grounds Maintenance	1,700.00	1,908.34	(208.34)	5,100.00	5,725.00	(625.00)
Pest Control Service	249.00	333.34	(84.34)	747.00	1,000.00	(253.00)
Fire/Alarm Services	0.00	276.75	(276.75)	447.00	830.25	(383.25)
Capital Improvements - Other	2,460.00	2,481.50	(21.50)	2,460.00	7,444.50	(4,984.50)
Capital Improvements - Flooring	0.00	700.00	(700.00)	3,334.00	2,100.00	1,234.00
Capital Improvements - Appliance	(1,267.70)	425.00	(1,692.70)	0.00	1,275.00	(1,275.00)
Capital Improvements - HVAC Repl	0.00	544.50	(544.50)	0.00	1,633.50	(1,633.50)

Walker Commons 550
For the Month Ended March 31, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Carpet Cleaning	\$ 0.00	\$ 70.84	\$ (70.84)	\$ 0.00	\$ 212.50	\$ (212.50)
HVAC Repairs	0.00	200.00	(200.00)	0.00	600.00	(600.00)
Cable Service	193.10	66.66	126.44	289.65	200.00	89.65
Tenant Services	0.00	200.00	(200.00)	266.93	600.00	(333.07)
Total Maint. & Operating Exp.	\$ 9,434.72	\$ 13,672.93	\$ (4,238.21)	\$ 28,777.93	\$ 41,018.75	\$ (12,240.82)
Utilities:						
Electricity	\$ 406.22	\$ 713.34	\$ (307.12)	\$ 1,400.99	\$ 2,140.00	\$ (739.01)
Water	528.05	775.00	(246.95)	1,582.11	2,325.00	(742.89)
Sewer	1,286.76	2,178.91	(892.15)	3,860.64	6,536.75	(2,676.11)
Heating Fuel/Other	527.84	177.50	350.34	1,593.21	532.50	1,060.71
Garbage & Trash Removal	1,020.00	510.25	509.75	1,236.00	1,530.75	(294.75)
Total Utilities	\$ 3,768.87	\$ 4,355.00	\$ (586.13)	\$ 9,672.95	\$ 13,065.00	\$ (3,392.05)
Administrative:						
Manager's Salary	\$ 3,250.00	\$ 3,565.66	\$ (315.66)	\$ 8,772.54	\$ 10,697.00	\$ (1,924.46)
Management Fees	2,800.00	2,800.00	0.00	8,120.00	8,400.00	(280.00)
Bad Debt Expense	0.00	208.34	(208.34)	0.00	625.00	(625.00)
Auditing	625.00	625.00	0.00	1,875.00	1,875.00	0.00
Legal	0.00	125.00	(125.00)	0.00	375.00	(375.00)
Other Administrative Expenses	0.00	16.66	(16.66)	0.00	50.00	(50.00)
Total Administrative Expense	\$ 6,675.00	\$ 7,340.66	\$ (665.66)	\$ 18,767.54	\$ 22,022.00	\$ (3,254.46)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 10.59	\$ (10.59)	\$ 0.00	\$ 31.75	\$ (31.75)
Property Insurance	1,653.67	1,710.34	(56.67)	4,961.01	5,131.00	(169.99)
Total Taxes & Insurance Expense	\$ 1,653.67	\$ 1,720.93	\$ (67.26)	\$ 4,961.01	\$ 5,162.75	\$ (201.74)
Other Taxes & Insurance:						
Payroll Taxes	\$ 590.02	\$ 617.91	\$ (27.89)	\$ 1,943.82	\$ 1,853.75	\$ 90.07
Other Taxes, Fees & Permits	833.70	295.91	537.79	901.75	887.75	14.00
Bond Premiums	0.00	23.25	(23.25)	0.00	69.75	(69.75)
Worker's Compensation Insurance	220.49	542.41	(321.92)	620.22	1,627.25	(1,007.03)
Personnel Medical Insurance	921.90	1,776.16	(854.26)	1,924.93	5,328.50	(3,403.57)
Total Other Taxes & Insurance	\$ 2,566.11	\$ 3,255.64	\$ (689.53)	\$ 5,390.72	\$ 9,767.00	\$ (4,376.28)
Other Project Expenses						
Telephone & Answering Service	\$ 369.34	\$ 223.00	\$ 146.34	\$ 682.50	\$ 669.00	\$ 13.50
Internet Service	143.90	197.00	(53.10)	215.85	591.00	(375.15)
Advertising	0.00	16.66	(16.66)	0.00	50.00	(50.00)
Water/Coffee Service	0.00	2.09	(2.09)	31.98	6.25	25.73
Office Supplies & Expense	141.09	325.00	(183.91)	1,170.86	975.00	195.86
Postage	111.93	81.00	30.93	111.93	243.00	(131.07)

Walker Commons 550
For the Month Ended March 31, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Toner/Copier Expense	\$ 0.00	\$ 110.34	\$ (110.34)	\$ 21.40	\$ 331.00	\$ (309.60)
Office Furniture & Equipment Expe	298.47	0.00	298.47	298.47	0.00	298.47
Travel & Promotion	0.00	33.34	(33.34)	0.00	100.00	(100.00)
Training Expense	0.00	43.16	(43.16)	0.00	129.50	(129.50)
Credit Checking	0.00	41.66	(41.66)	0.00	125.00	(125.00)
Total Other Project Expenses	\$ 1,064.73	\$ 1,073.25	\$ (8.52)	\$ 2,532.99	\$ 3,219.75	\$ (686.76)
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	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 3,750.00	\$ 3,750.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 1,875.00	\$ 1,875.00	\$ 0.00
Transfer - Reserves	933.34	933.34	0.00	2,800.02	2,800.00	.02
Total Mortgage & Owner's Exp.	\$ 2,808.34	\$ 2,808.34	\$ 0.00	\$ 8,425.02	\$ 8,425.00	\$.02
Total Expenses	\$ 27,971.44	\$ 34,226.75	\$ (6,255.31)	\$ 78,528.16	\$ 102,680.25	\$ (24,152.09)
Authorized Reserve - Other	\$ 0.00	\$ 3,166.66	\$ (3,166.66)	\$ 0.00	\$ 9,500.00	\$ (9,500.00)
	\$ 0.00	\$ 3,166.66	\$ (3,166.66)	\$ 0.00	\$ 9,500.00	\$ (9,500.00)

Chico Commons Apartments March 2023



Separate Variance Report Explaining budget differences and expenditures.

Updates:

Chico Commons currently has 3 vacancies. Two move-ins and one move-out during the month of March.

Vacancies:

- **Unit #29** – Unit market ready. Working on applicants.
- **Unit #24** – Application close to an approval.
- **Unit # 43** – Unit nearly market ready – working on applicants.

Upcoming Vacancies:

- **Unit #59** 30 day notice to vacate, working on applicants.
- **Unit #36** Termination Notice

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

- **Unit #8; Balance \$6,228** Eviction in process for non payment
- **Unit #12; Balance \$1,952** has a payment plan.
- **Unit #14; Balance \$5,412** has a payment plan.
- **Unit #30; Balance \$928** has a payment plan.
- **Unit #63; Balance \$5,102** Eviction in process for non payment.

Staff is still searching for vendors to bid the second floor patio upgrades. One vendor finally visited the property. Cody emailed staff and confirmed an appointment to look at the work next week.

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 complete, including the metal doors. What an improvement to the curb appeal! Painting of both trash enclosures will be done by end of April.

BEFORE:



AFTER:



Chico Commons 549
For the Month Ended March 31, 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	\$ 215,693.00	\$ 207,561.00	\$ 8,132.00
Vacancies	(4,283.00)	(3,459.34)	(823.66)	(11,227.00)	(10,378.00)	(849.00)
Rent Adjustments	.18	(245.84)	246.02	(146.82)	(737.50)	590.68
Manager's Unit	(965.00)	(965.00)	0.00	(2,895.00)	(2,895.00)	0.00
Total Tenant Rent	\$ 66,528.18	\$ 64,516.82	\$ 2,011.36	\$ 201,424.18	\$ 193,550.50	\$ 7,873.68
Other Project Income:						
Laundry Income	\$ 820.93	\$ 872.66	\$ (51.73)	\$ 3,871.26	\$ 2,618.00	\$ 1,253.26
Interest Income	8.67	4.75	3.92	29.23	14.25	14.98
Restricted Reserve Interest Incom	27.92	0.00	27.92	84.82	0.00	84.82
Late Charges	275.00	271.09	3.91	1,033.00	813.25	219.75
Other Tenant Income	\$ 464.41	\$ 349.59	\$ 114.82	\$ 1,740.41	\$ 1,048.75	\$ 691.66
Miscellaneous Income	\$ 4,211.44	\$ 0.00	\$ 4,211.44	\$ 5,929.94	\$ 0.00	\$ 5,929.94
Other Project Income	\$ 5,808.37	\$ 1,498.09	\$ 4,310.28	\$ 12,688.66	\$ 4,494.25	\$ 8,194.41
Total Project Income	\$ 72,336.55	\$ 66,014.91	\$ 6,321.64	\$ 214,112.84	\$ 198,044.75	\$ 16,068.09
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 29,511.57	\$ 24,707.09	\$ 4,804.48	\$ 51,612.89	\$ 74,121.25	\$ (22,508.36)
Utilities (From Pg 2)	7,589.66	9,902.93	(2,313.27)	24,684.78	29,708.75	(5,023.97)
Administrative (From Pg 2)	11,446.83	11,165.77	281.06	27,774.82	33,497.25	(5,722.43)
Taxes & Insurance (From Pg 2)	2,601.92	2,767.16	(165.24)	7,805.76	8,301.50	(495.74)
Other Taxes & Insurance (Fr Page	1,946.11	2,744.16	(798.05)	4,621.83	8,232.50	(3,610.67)
Other Project Expenses	1,711.45	1,791.73	(80.28)	3,982.29	5,375.25	(1,392.96)
Total O&M Expenses	\$ 54,807.54	\$ 53,078.84	\$ 1,728.70	\$ 120,482.37	\$ 159,236.50	\$ (38,754.13)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.16	\$.01	\$ 7,812.51	\$ 7,812.50	\$.01
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 3,240.00	\$ 3,240.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	7,500.00	7,500.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.16	\$.01	\$ 18,552.51	\$ 18,552.50	\$.01
Total Project Expenses	\$ 60,991.71	\$ 59,263.00	\$ 1,728.71	\$ 139,034.88	\$ 177,789.00	\$ (38,754.12)
Net Profit (Loss)	\$ 11,344.84	\$ 6,751.91	\$ 4,592.93	\$ 75,077.96	\$ 20,255.75	\$ 54,822.21

Other Cash Flow Items:

Chico Commons 549
For the Month Ended March 31, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Reserve Transfers	\$ (27.92)	\$ 0.00	\$ (27.92)	\$ (84.82)	\$ 0.00	\$ (84.82)
T & I Transfers	(2,769.96)	0.00	(2,769.96)	(5,012.08)	0.00	(5,012.08)
Operating - MMKT- FFB*	(8.71)	0.00	(8.71)	(27.15)	0.00	(27.15)
Security Deposits Held	(650.00)	0.00	(650.00)	0.00	0.00	0.00
Authorized Reserve - Other	0.00	(12,433.34)	12,433.34	0.00	(37,300.00)	37,300.00
Tenant Receivables	1,878.51	0.00	1,878.51	(5,557.14)	0.00	(5,557.14)
Other Receivables	3,226.92	0.00	3,226.92	2,180.76	0.00	2,180.76
Accounts Payable - Trade	(26,500.34)	0.00	(26,500.34)	(17,532.51)	0.00	(17,532.51)
Accrued Interest - City of Chico	2,604.17	0.00	2,604.17	7,812.51	0.00	7,812.51
Total Other Cash Flow Items	\$ (22,247.33)	\$ (12,433.34)	\$ (9,813.99)	\$ (18,220.43)	\$ (37,300.00)	\$ 19,079.57
Net Operating Cash Change	\$ (10,902.49)	\$ (5,681.43)	\$ (5,221.06)	\$ 56,857.53	\$ (17,044.25)	\$ 73,901.78

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 1,756.98	\$ 58,614.51	\$ 56,857.53
Operating - MMKT- FFB*	217,291.17	217,318.32	27.15
Tax & Insurance-FFB	2,752.59	7,764.67	5,012.08
Security Deposit - FFB	44,775.00	44,775.00	0.00
Reserve Acct-FFB	101,881.07	49,441.24	(52,439.83)
Reserve Acct - MMKT - FFB*	200,116.89	260,141.54	60,024.65
Payables & Receivables:			
Accounts Payable - Trade	25,304.52	7,772.01	(17,532.51)
Rents Receivable - Current Tenants	20,366.39	18,307.74	(2,058.65)
Allowance for Doubtful Accounts	(14,834.60)	(7,587.60)	7,247.00
Other Tenant Charges Receivable	1,964.68	2,333.47	368.79

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 5,163.68	\$ 5,212.00	\$ (48.32)	\$ 13,085.93	\$ 15,636.00	\$ (2,550.07)
Janitorial/Cleaning Supplies	39.19	137.34	(98.15)	69.20	412.00	(342.80)
Plumbing Repairs	466.55	468.16	(1.61)	466.55	1,404.50	(937.95)
Painting & Decorating	1,400.06	508.16	891.90	1,797.39	1,524.50	272.89
Repairs & Maintenance - Supply	6,973.79	3,707.09	3,266.70	9,105.85	11,121.25	(2,015.40)
Repairs & Maintenance - Contract	5,475.06	1,570.59	3,904.47	8,602.15	4,711.75	3,890.40
Grounds Maintenance	1,770.00	1,908.34	(138.34)	5,990.00	5,725.00	265.00
Pest Control Service	690.00	695.09	(5.09)	1,560.00	2,085.25	(525.25)
Fire/Alarm Services	0.00	579.34	(579.34)	406.53	1,738.00	(1,331.47)

Chico Commons 549
For the Month Ended March 31, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Capital Improvements - Other	\$ (1,361.22)	\$ 7,262.50	\$ (8,623.72)	\$ (4,305.72)	\$ 21,787.50	\$ (26,093.22)
Capital Improvements - Flooring	7,223.92	979.16	6,244.76	10,746.97	2,937.50	7,809.47
Capital Improvements - Appliance	1,411.44	875.00	536.44	2,150.39	2,625.00	(474.61)
Carpet Cleaning	100.00	61.66	38.34	100.00	185.00	(85.00)
HVAC Repairs	0.00	651.09	(651.09)	1,599.00	1,953.25	(354.25)
Cable Service	159.10	49.91	109.19	238.65	149.75	88.90
Tenant Services	0.00	41.66	(41.66)	0.00	125.00	(125.00)
Total Maint. & Operating Exp.	\$ 29,511.57	\$ 24,707.09	\$ 4,804.48	\$ 51,612.89	\$ 74,121.25	\$ (22,508.36)
Utilities:						
Electricity	\$ 444.85	\$ 800.16	\$ (355.31)	\$ 2,148.34	\$ 2,400.50	\$ (252.16)
Water	1,220.03	2,754.84	(1,534.81)	3,805.65	8,264.50	(4,458.85)
Sewer	1,654.56	2,746.59	(1,092.03)	4,963.68	8,239.75	(3,276.07)
Heating Fuel/Other	2,099.32	1,691.34	407.98	6,355.51	5,074.00	1,281.51
Garbage & Trash Removal	2,170.90	1,910.00	260.90	7,411.60	5,730.00	1,681.60
Total Utilities	\$ 7,589.66	\$ 9,902.93	\$ (2,313.27)	\$ 24,684.78	\$ 29,708.75	\$ (5,023.97)
Administrative:						
Manager's Salary	\$ 3,449.08	\$ 4,939.00	\$ (1,489.92)	\$ 10,465.07	\$ 14,817.00	\$ (4,351.93)
Management Fees	3,600.00	3,600.00	0.00	10,440.00	10,800.00	(360.00)
Bad Debt Expense	3,079.00	1,153.84	1,925.16	4,236.00	3,461.50	774.50
Auditing	625.00	625.00	0.00	1,875.00	1,875.00	0.00
Legal	693.75	833.34	(139.59)	758.75	2,500.00	(1,741.25)
Other Administrative Expenses	0.00	14.59	(14.59)	0.00	43.75	(43.75)
Total Administrative Expense	\$ 11,446.83	\$ 11,165.77	\$ 281.06	\$ 27,774.82	\$ 33,497.25	\$ (5,722.43)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 92.66	\$ (92.66)	\$ 0.00	\$ 278.00	\$ (278.00)
Property Insurance	2,601.92	2,674.50	(72.58)	7,805.76	8,023.50	(217.74)
Total Taxes & Insurance Expense	\$ 2,601.92	\$ 2,767.16	\$ (165.24)	\$ 7,805.76	\$ 8,301.50	\$ (495.74)
Other Taxes & Insurance:						
Payroll Taxes	\$ 699.73	\$ 865.84	\$ (166.11)	\$ 2,503.65	\$ 2,597.50	\$ (93.85)
Other Taxes, Fees & Permits	888.74	192.00	696.74	1,040.57	576.00	464.57
Bond Premiums	0.00	29.91	(29.91)	0.00	89.75	(89.75)
Worker's Compensation Insurance	335.12	766.25	(431.13)	939.79	2,298.75	(1,358.96)
Personnel Medical Insurance	22.52	890.16	(867.64)	137.82	2,670.50	(2,532.68)
Total Other Taxes & Insurance	\$ 1,946.11	\$ 2,744.16	\$ (798.05)	\$ 4,621.83	\$ 8,232.50	\$ (3,610.67)
Other Project Expenses						
Telephone & Answering Service	\$ 294.52	\$ 226.00	\$ 68.52	\$ 560.02	\$ 678.00	\$ (117.98)
Internet Service	289.70	271.50	18.20	434.55	814.50	(379.95)
Advertising	0.00	54.16	(54.16)	0.00	162.50	(162.50)

Chico Commons 549
For the Month Ended March 31, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Water/Coffee Service	\$ 0.00	\$ 0.00	\$ 0.00	\$ 6.34	\$ 0.00	\$ 6.34
Office Supplies & Expense	287.13	227.66	59.47	1,526.99	683.00	843.99
Postage	165.11	88.75	76.36	276.59	266.25	10.34
Toner/Copier Expense	153.00	188.09	(35.09)	153.00	564.25	(411.25)
Office Furniture & Equipment Expe	450.87	500.00	(49.13)	804.78	1,500.00	(695.22)
Travel & Promotion	0.00	70.91	(70.91)	0.00	212.75	(212.75)
Training Expense	0.00	64.66	(64.66)	0.00	194.00	(194.00)
Credit Checking	71.12	100.00	(28.88)	220.02	300.00	(79.98)
Total Other Project Expenses	\$ 1,711.45	\$ 1,791.73	\$ (80.28)	\$ 3,982.29	\$ 5,375.25	\$ (1,392.96)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.16	\$.01	\$ 7,812.51	\$ 7,812.50	\$.01
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 3,240.00	\$ 3,240.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	7,500.00	7,500.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.16	\$.01	\$ 18,552.51	\$ 18,552.50	\$.01
Total Expenses	\$ 60,991.71	\$ 59,263.00	\$ 1,728.71	\$ 139,034.88	\$ 177,789.00	\$ (38,754.12)
Authorized Reserve - Other	\$ 0.00	\$ 12,433.34	\$ (12,433.34)	\$ 0.00	\$ 37,300.00	\$ (37,300.00)
Total Authorized Reserves	\$ 0.00	\$ 12,433.34	\$ (12,433.34)	\$ 0.00	\$ 37,300.00	\$ (37,300.00)

1200 Park Avenue Apartments March 2023



Separate *Variance Report* explaining budget differences and expenditures.

Updates:

1200 Park Avenue currently has 5 vacancies. One move-in and two move-outs during the month of March.

Vacancies:

- **Unit #207** – Unit market ready. Approved applicant withdrew and moved out of state. 2nd applicant close to an approval.
- **Unit #119** – Unit market ready. Working on applicants.
- **Unit #309** – Unit market ready. Working on applicants.
- **Unit #260** – Heavy turn. Resident left all belongings behind. Working on applicants.
- **Unit #303** – New move-out.

Upcoming Vacancies:

- **Unit #120** leaving the area.

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

To date in April, 1 rent payment is outstanding – PM following up to collect.

Pressure washing of the exterior balconies on 12th Street and Oakdale is scheduled for 4/12/23.

Staff will meet with Kelvin (the landscaper) in the next two weeks on a game plan to add appealing shrubs/plants on the corner of 12th street and along the front of Park Avenue. Spring is here and it is time to freshen the property up!!



Park Avenue 569
For the Month Ended March 31, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 86,739.00	\$ 92,602.00	\$ (5,863.00)	\$ 261,095.00	\$ 277,806.00	\$ (16,711.00)
Vacancies	(2,485.00)	(2,778.09)	293.09	(5,334.00)	(8,334.25)	3,000.25
Rent Adjustments	(315.64)	0.00	(315.64)	(340.64)	0.00	(340.64)
Manager's Unit	(912.00)	(912.00)	0.00	(2,736.00)	(2,736.00)	0.00
Total Tenant Rent	\$ 83,026.36	\$ 88,911.91	\$ (5,885.55)	\$ 252,684.36	\$ 266,735.75	\$ (14,051.39)
Other Project Income:						
Laundry Income	\$ 2,000.00	\$ 819.50	\$ 1,180.50	\$ 2,000.00	\$ 2,458.50	\$ (458.50)
Interest Income	1.34	0.00	1.34	4.78	0.00	4.78
Restricted Reserve Interest Incom	15.78	16.41	(.63)	42.89	49.25	(6.36)
Late Charges	140.00	41.66	98.34	440.00	125.00	315.00
Other Tenant Income	\$ 702.50	\$ 350.00	\$ 352.50	\$ 2,149.22	\$ 1,050.00	\$ 1,099.22
Miscellaneous Income	\$ 590.00	\$ 12.50	\$ 577.50	\$ 590.00	\$ 37.50	\$ 552.50
Other Project Income	\$ 3,449.62	\$ 1,240.07	\$ 2,209.55	\$ 5,226.89	\$ 3,720.25	\$ 1,506.64
Total Project Income	\$ 86,475.98	\$ 90,151.98	\$ (3,676.00)	\$ 257,911.25	\$ 270,456.00	\$ (12,544.75)
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 19,320.28	\$ 17,410.27	\$ 1,910.01	\$ 43,442.37	\$ 52,230.75	\$ (8,788.38)
Utilities (From Pg 2)	8,468.62	12,597.89	(4,129.27)	26,560.34	37,793.75	(11,233.41)
Administrative (From Pg 2)	11,720.77	12,243.59	(522.82)	32,661.06	36,730.75	(4,069.69)
Taxes & Insurance (From Pg 2)	4,689.50	6,618.18	(1,928.68)	14,068.50	19,854.50	(5,786.00)
Other Taxes & Insurance (Fr Page	3,233.39	4,217.09	(983.70)	8,384.88	12,651.25	(4,266.37)
Other Project Expenses	1,067.55	1,948.89	(881.34)	4,926.28	5,846.75	(920.47)
Total O&M Expenses	\$ 48,500.11	\$ 55,035.91	\$ (6,535.80)	\$ 130,043.43	\$ 165,107.75	\$ (35,064.32)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,242.49	\$ 26,300.41	\$ (57.92)	\$ 78,727.47	\$ 78,901.25	\$ (173.78)
Managing General Partner Fees	\$ 1,118.09	\$ 1,118.09	\$ 0.00	\$ 3,354.27	\$ 3,354.25	\$.02
Transfer - Reserves	2,675.00	2,675.00	0.00	8,025.00	8,025.00	0.00
Total Mortgage & Owner's Exp.	\$ 30,035.58	\$ 30,093.50	\$ (57.92)	\$ 90,106.74	\$ 90,280.50	\$ (173.76)
Total Project Expenses	\$ 78,535.69	\$ 85,129.41	\$ (6,593.72)	\$ 220,150.17	\$ 255,388.25	\$ (35,238.08)
Net Profit (Loss)	\$ 7,940.29	\$ 5,022.57	\$ 2,917.72	\$ 37,761.08	\$ 15,067.75	\$ 22,693.33
Other Cash Flow Items:						
Reserve Transfers	\$ (11.83)	\$ 0.00	\$ (11.83)	\$ (32.16)	\$ 0.00	\$ (32.16)
T & I Transfers	(6,491.34)	0.00	(6,491.34)	(19,473.92)	0.00	(19,473.92)

Park Avenue 569
For the Month Ended March 31, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Operating - MMKT- FFB*	\$ (100,000.00)	\$ 0.00	\$ (100,000.00)	\$ (100,000.86)	\$ 0.00	\$ (100,000.86)
Security Deposits Held	(900.00)	0.00	(900.00)	(1,200.00)	0.00	(1,200.00)
Authorized Reserve - Other	0.00	(7,660.41)	7,660.41	0.00	(22,981.25)	22,981.25
Pending Reserves	(5,115.02)	0.00	(5,115.02)	(18,328.65)	0.00	(18,328.65)
Tenant Receivables	1,446.00	0.00	1,446.00	1,883.28	0.00	1,883.28
Other Receivables	5,189.50	0.00	5,189.50	7,595.50	0.00	7,595.50
Accounts Payable - Trade	(14,433.37)	0.00	(14,433.37)	424.28	0.00	424.28
Accrued Expenses	(3,210.00)	0.00	(3,210.00)	0.00	0.00	0.00
Accrued Interest City of Chico	6,125.00	0.00	6,125.00	18,375.00	0.00	18,375.00
Accrued Local Administration Fee	416.67	0.00	416.67	1,250.01	0.00	1,250.01
Accrued Managing GP Fee	701.42	0.00	701.42	2,104.26	0.00	2,104.26
Accrued Interest Housing Authority	4,922.85	0.00	4,922.85	14,768.55	0.00	14,768.55
Total Other Cash Flow Items	\$ (111,360.12)	\$ (7,660.41)	\$ (103,699.71)	\$ (92,634.71)	\$ (22,981.25)	\$ (69,653.46)
Net Operating Cash Change	\$ (103,419.83)	\$ (2,637.84)	\$ (100,781.99)	\$ (54,873.63)	\$ (7,913.50)	\$ (46,960.13)

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 142,129.42	\$ 87,255.79	\$ (54,873.63)
Operating - MMKT- FFB*	10,153.81	110,154.67	100,000.86
Tax & Insurance-FFB	3,022.77	22,496.69	19,473.92
Security Deposit - FFB	36,064.00	36,064.00	0.00
Repl Reserves - Berkadia - IMP	357,868.79	365,925.95	8,057.16
Payables & Receivables:			
Accounts Payable - Trade	3,126.97	3,551.25	424.28
Rents Receivable - Current Tenants	3,518.00	1,921.00	(1,597.00)
Other Tenant Charges Receivable	1,644.78	1,358.50	(286.28)

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 6,280.70	\$ 7,313.34	\$ (1,032.64)	\$ 16,152.65	\$ 21,940.00	\$ (5,787.35)
Janitorial/Cleaning Supplies	621.35	318.25	303.10	911.36	954.75	(43.39)
Plumbing Repairs	0.00	191.50	(191.50)	300.00	574.50	(274.50)
Painting & Decorating	150.86	223.84	(72.98)	243.37	671.50	(428.13)
Repairs & Maintenance - Supply	3,205.64	1,000.00	2,205.64	3,940.34	3,000.00	940.34
Repairs & Maintenance - Contract	2,251.69	2,083.34	168.35	6,080.14	6,250.00	(169.86)
Grounds Maintenance	2,100.00	1,816.66	283.34	5,532.18	5,450.00	82.18
Elevator Maintenance & Contract	0.00	847.34	(847.34)	1,831.00	2,542.00	(711.00)
Pest Control Service	0.00	1,000.00	(1,000.00)	0.00	3,000.00	(3,000.00)
Fire/Alarm Services	796.68	773.34	23.34	1,653.06	2,320.00	(666.94)

Park Avenue 569
For the Month Ended March 31, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Security Service	\$ 651.00	\$ 701.00	\$ (50.00)	\$ 1,317.00	\$ 2,103.00	\$ (786.00)
Capital Improvements - Flooring	3,087.29	0.00	3,087.29	3,087.29	0.00	3,087.29
Carpet Cleaning	100.00	891.66	(791.66)	375.00	2,675.00	(2,300.00)
HVAC Repairs	0.00	125.00	(125.00)	550.00	375.00	175.00
Cable Service	0.00	0.00	0.00	1,087.86	0.00	1,087.86
Tenant Services	75.07	125.00	(49.93)	381.12	375.00	6.12
Total Maint. & Operating Exp.	\$ 19,320.28	\$ 17,410.27	\$ 1,910.01	\$ 43,442.37	\$ 52,230.75	\$ (8,788.38)
Utilities:						
Electricity	\$ 3,601.01	\$ 6,182.41	\$ (2,581.40)	\$ 12,134.24	\$ 18,547.25	\$ (6,413.01)
Water	826.20	1,037.91	(211.71)	2,386.49	3,113.75	(727.26)
Sewer	1,784.93	4,081.66	(2,296.73)	6,702.79	12,245.00	(5,542.21)
Heating Fuel/Other	1,058.92	416.91	642.01	2,084.14	1,250.75	833.39
Garbage & Trash Removal	1,197.56	879.00	318.56	3,252.68	2,637.00	615.68
Total Utilities	\$ 8,468.62	\$ 12,597.89	\$ (4,129.27)	\$ 26,560.34	\$ 37,793.75	\$ (11,233.41)
Administrative:						
Manager's Salary	\$ 5,223.82	\$ 5,857.34	\$ (633.52)	\$ 14,532.33	\$ 17,572.00	\$ (3,039.67)
Management Fees	5,350.00	5,350.00	0.00	15,515.00	16,050.00	(535.00)
Bad Debt Expense	83.00	208.34	(125.34)	103.00	625.00	(522.00)
Auditing	500.00	625.00	(125.00)	1,875.00	1,875.00	0.00
Legal	560.00	177.91	382.09	625.00	533.75	91.25
Other Administrative Expenses	3.95	25.00	(21.05)	10.73	75.00	(64.27)
Total Administrative Expense	\$ 11,720.77	\$ 12,243.59	\$ (522.82)	\$ 32,661.06	\$ 36,730.75	\$ (4,069.69)
Taxes & Insurance Reserve For:						
Special Assessments	\$ 0.00	\$ 26.09	\$ (26.09)	\$ 0.00	\$ 78.25	\$ (78.25)
Property Insurance	4,571.00	6,461.09	(1,890.09)	13,713.00	19,383.25	(5,670.25)
Other Insurance	118.50	131.00	(12.50)	355.50	393.00	(37.50)
Total Taxes & Insurance Expense	\$ 4,689.50	\$ 6,618.18	\$ (1,928.68)	\$ 14,068.50	\$ 19,854.50	\$ (5,786.00)
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,038.46	\$ 1,166.25	\$ (127.79)	\$ 3,304.04	\$ 3,498.75	\$ (194.71)
Other Taxes, Fees & Permits	846.61	233.34	613.27	957.53	700.00	257.53
Bond Premiums	0.00	108.75	(108.75)	0.00	326.25	(326.25)
Worker's Compensation Insurance	416.48	982.59	(566.11)	1,134.49	2,947.75	(1,813.26)
Personnel Medical Insurance	931.84	1,726.16	(794.32)	2,988.82	5,178.50	(2,189.68)
Total Other Taxes & Insurance	\$ 3,233.39	\$ 4,217.09	\$ (983.70)	\$ 8,384.88	\$ 12,651.25	\$ (4,266.37)
Other Project Expenses						
Telephone & Answering Service	\$ 551.96	\$ 556.00	\$ (4.04)	\$ 1,799.06	\$ 1,668.00	\$ 131.06
Internet Service	0.00	355.91	(355.91)	0.00	1,067.75	(1,067.75)
Water/Coffee Service	153.67	75.00	78.67	286.02	225.00	61.02

Park Avenue 569
For the Month Ended March 31, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Office Supplies & Expense	\$ 287.64	\$ 433.34	\$ (145.70)	\$ 1,923.99	\$ 1,300.00	\$ 623.99
Postage	150.62	87.66	62.96	224.18	263.00	(38.82)
Toner/Copier Expense	359.08	297.91	61.17	1,044.15	893.75	150.40
Office Furniture & Equipment Expe	(435.42)	0.00	(435.42)	(435.42)	0.00	(435.42)
Travel & Promotion	0.00	41.66	(41.66)	0.00	125.00	(125.00)
Training Expense	0.00	63.91	(63.91)	0.00	191.75	(191.75)
Credit Checking	0.00	29.16	(29.16)	84.30	87.50	(3.20)
Employee Meals	0.00	8.34	(8.34)	0.00	25.00	(25.00)
Total Other Project Expenses	\$ 1,067.55	\$ 1,948.89	\$ (881.34)	\$ 4,926.28	\$ 5,846.75	\$ (920.47)
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	\$ 26,242.49	\$ 26,300.41	\$ (57.92)	\$ 78,727.47	\$ 78,901.25	\$ (173.78)
Managing General Partner Fees	\$ 1,118.09	\$ 1,118.09	\$ 0.00	\$ 3,354.27	\$ 3,354.25	\$.02
Transfer - Reserves	2,675.00	2,675.00	0.00	8,025.00	8,025.00	0.00
Total Mortgage & Owner's Exp.	\$ 30,035.58	\$ 30,093.50	\$ (57.92)	\$ 90,106.74	\$ 90,280.50	\$ (173.76)
Total Expenses	\$ 78,535.69	\$ 85,129.41	\$ (6,593.72)	\$ 220,150.17	\$ 255,388.25	\$ (35,238.08)
Authorized Reserve - Other	\$ 0.00	\$ 7,660.41	\$ (7,660.41)	\$ 0.00	\$ 22,981.25	\$ (22,981.25)
Pending Reserves	<u>5,115.02</u>	<u>0.00</u>	<u>5,115.02</u>	<u>18,328.65</u>	<u>0.00</u>	<u>18,328.65</u>
	\$ 5,115.02	\$ 7,660.41	\$ (2,545.39)	\$ 18,328.65	\$ 22,981.25	\$ (4,652.60)



GRIDLEY SPRINGS April 2023

Property Status:

1. GSI has 1 vacant units with Zero notices to vacate
2. GSII has 1 vacant units with Zero notices to vacate.
3. GSI: We received the final closeout of the FY22 HCD HOME Audit with no open issues or findings.
4. GSI: We received the audited financials which were successfully submitted to USDA before the 04/01 submission date.
5. Both properties are operating well and we have no knowledge of any capital needs for either properties for the remainder of FY2023.

Sincerely,
Mac Upshaw



DHI GRIDLEY SPRINGS I
As of
March 31, 2023

<i>CASH SUMMARY - Operating Account</i>	MARCH		3 months YTD	
	2023	%	2023	%
Total Rent Revenue	25,476.84	100.00%	72,049.84	100.00%
Vacancies	(110.00)	-0.43%	(1,711.00)	-2.37%
Net Rental Revenue	25,366.84	99.57%	70,338.84	97.63%
Other Income	764.86	3.00%	2,790.02	3.87%
Total Revenue	26,131.70	102.57%	73,128.86	101.50%
Expenses:				
Administrative Expenses	4,653.98	18.27%	15,270.87	21.19%
Utilities	4,886.54	19.18%	8,346.92	11.58%
Operating & Maintenance	6,079.30	23.86%	14,834.51	20.59%
Depreciation and Amortization Expense	0.00	0.00%	0.00	0.00%
Taxes & Insurance	1,493.05	5.86%	2,886.64	4.01%
Total Expenses	17,112.87	61.31%	41,338.94	46.63%
Net Operating Income	9,018.83	43.04%	31,789.92	32.17%
Interest and Finance Expense	1,279.75	5.02%	3,853.44	5.35%
Replacement Costs	0.00	0.00%	526.32	0.73%
Net Cash Flow from Operations	7,739.08		27,410.16	
Plus (Minus)				
Interest Income	(29.24)		(37.84)	
Unpaid Rent Collected (Owed)	812.00		203.00	
Unpaid Subsidy Rent Collected (Owed)	(678.00)		(12,803.02)	
Prepaid Expenses	0.00		0.00	
Impound/Escrow Funds	(3,823.31)		(11,471.76)	
Prepaid Rent Received (Absorbed)	(301.00)		578.00	
Security Deposits Received (Refunded)	2.00		827.00	
Mortgage Principle payment	(2,716.44)		(8,141.47)	
Net Cash Increase (Decrease)	1,005.09		(3,435.93)	
Beginning of Period Cash Balance	27,079.78		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	(67.00)		(67.00)	
Ending Cash Balance - Operating Account	\$28,017.87		\$28,017.87	
- Security Deposit Accounts			\$17,856.26	
- USDA Reserves			\$93,006.70	

<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	5,882.00	Vacant units at beginning of month	0
Uncollected (Collected) During Month	(812.00)	Plus Units vacated during month	1
Written off to Bad Debts	0.00	Less move ins and deposits to hold	0
Balance at End of Month	<u>\$5,070.00</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
March 31, 2023

***** ASSETS *****

Petty Cash	250.00	
Cash - Operating	28,017.87	
Cash - USDA Reserve	93,006.70	
Cash - Security Deposit Account	17,856.26	
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		349,116.83

ACCOUNTS RECEIVABLE

Tenant Rent Receivable	5,070.00	
Tenant Subsidy Rent Receivable	12,803.02	
Accounts Receivable	4,180.00	
Total Accounts Receivable		22,053.02

OTHER CURRENT ASSETS

Prepaid Expenses	5,486.32	
Reserve Escrow (Bonneville-USDA Fee)	3,665.62	
Reserve Escrow (Bonneville-Insurance)	18,180.56	
Reserve Escrow (Bonneville-Tax Escrow)	4,862.37	
Reserve Escrow (Lewiston-Replacement Res)	76,630.57	
Reserve Escrow (Lewiston CD-Replacement Res)	158,243.00	
Total Other Assets		267,068.44
Total Current Assets		638,238.29

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		3,432,940.29

***** 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	17,851.60	
Prepaid Rent	678.00	
Total Current Liabilities		452,619.60

Long Term Liabilities

Note Payable - Bonneville	320,861.15	
Note Payable - USDA	984,601.02	
Note Payable - Gridley	12,040.00	
Note Payable - City of Gridley	2,080,000.00	
Total Long Term Liabilities		3,397,502.17
Total Liabilities		3,850,121.77

***** 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)	27,410.16	
Total Equity		(417,181.48)
Total Liabilities & Equity		3,432,940.29

Income Statement
DHI GRIDLEY SPRINGS I
As of
March 31, 2023

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
*** REVENUES ***						
Rent Revenue - Gross Potential						
Apartment Rents	10,355.84	25,105.00	(14,749.16)	29,331.84	75,315.00	(45,983.16)
Tenant Assistance Payments	15,121.00	0.00	15,121.00	42,718.00	0.00	42,718.00
Total Revenue	25,476.84	25,105.00	371.84	72,049.84	75,315.00	(3,265.16)
Apartment Vacancies	(110.00)	(484.00)	374.00	(1,711.00)	(1,453.00)	(258.00)
Total Vacancies	(110.00)	(484.00)	374.00	(1,711.00)	(1,453.00)	(258.00)
NET RENTAL REVENUE	25,366.84	24,621.00	745.84	70,338.84	73,862.00	(3,523.16)
Interest Income-Other Cash	24.55	3.00	21.55	31.77	9.00	22.77
Interest Income-Sec Deposits	4.69	4.00	0.69	6.07	13.00	(6.93)
Total Financial Revenue	29.24	7.00	22.24	37.84	22.00	15.84
NSF and Late Fee Income	0.00	13.00	(13.00)	758.00	38.00	720.00
Misc Tenant Charges/Damages & Cleaning	0.00	0.00	0.00	614.00	0.00	614.00
Laundry Revenue	735.62	390.00	345.62	1,380.18	1,171.00	209.18
Total Other Revenue	735.62	403.00	332.62	2,752.18	1,209.00	1,543.18
TOTAL REVENUE	26,131.70	25,031.00	1,100.70	73,128.86	75,093.00	(1,964.14)
*** 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	513.00	513.00	0.00
Telephone & Answering Service	140.97	52.00	88.97	251.47	157.00	94.47
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	0.00	0.00	0.00	19.89	0.00	19.89
Administrative Expenses	192.00	0.00	192.00	416.00	0.00	416.00
Office Supplies/Expenses	10.10	217.00	(206.90)	548.59	650.00	(101.41)
Dues and Subscriptions	0.00	0.00	0.00	85.71	0.00	85.71
Management Fee	2,220.00	2,294.00	(74.00)	6,734.00	6,882.00	(148.00)
Manager Salaries	1,919.91	2,278.00	(358.09)	5,951.71	6,833.00	(881.29)
Education/Registration Fees	0.00	250.00	(250.00)	0.00	750.00	(750.00)
Legal Expense	0.00	92.00	(92.00)	722.50	275.00	447.50
Auditing Fees	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)
Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Expenses	4,653.98	5,854.00	(1,200.02)	15,270.87	17,560.00	(2,289.13)
Utility Expenses						
Electricity	1,075.03	783.00	292.03	1,355.18	2,350.00	(994.82)
Water	347.78	439.00	(91.22)	808.06	1,318.00	(509.94)
Gas	0.00	38.00	(38.00)	412.60	113.00	299.60
Sewer	2,261.75	680.00	1,581.75	3,425.14	2,039.00	1,386.14
Garbage and Trash Removal	1,201.98	624.00	577.98	2,345.94	1,871.00	474.94
Total Utility Expenses	4,886.54	2,564.00	2,322.54	8,346.92	7,691.00	655.92
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	500.00	0.00	500.00
Tree Service	0.00	0.00	0.00	0.00	0.00	0.00
Grounds Maintenance and Supplies	541.69	417.00	124.69	1,520.16	1,250.00	270.16
Grounds Contract	1,000.00	1,355.00	(355.00)	3,000.00	4,064.00	(1,064.00)
Maintenance Personnel	1,919.91	2,278.00	(358.09)	6,143.70	6,833.00	(689.30)
Repair Materials	146.42	304.00	(157.58)	536.00	913.00	(377.00)
Repair Contract/Vendor Labor	0.00	233.00	(233.00)	0.00	700.00	(700.00)
Electrical Repair/Supplies	0.00	0.00	0.00	0.00	0.00	0.00
HVAC Repair and Maintenance	0.00	0.00	0.00	198.00	0.00	198.00
Appliance Repair and Maintenance	113.82	0.00	113.82	113.82	0.00	113.82
Plumbing Repair and Supplies	526.32	0.00	526.32	822.69	0.00	822.69
Interior Painting and Supplies	1,631.14	92.00	1,539.14	1,631.14	275.00	1,356.14
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	6,079.30	4,679.00	1,400.30	14,834.51	14,035.00	799.51

Income Statement
DHI GRIDLEY SPRINGS I
As of
March 31, 2023

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
Taxes & Insurance Expenses						
Property Taxes	0.00	940.00	(940.00)	(719.06)	940.00	(1,659.06)
Payroll Taxes	347.53	479.00	(131.47)	1,746.65	1,438.00	308.65
Misc Taxes & Licenses	800.00	850.00	(50.00)	800.00	2,550.00	(1,750.00)
Property & Liability Insurance	0.00	1,317.00	(1,317.00)	0.00	3,950.00	(3,950.00)
Worker's Compensation	166.11	221.00	(54.89)	520.79	663.00	(142.21)
Health/Dental Insurance	179.41	463.00	(283.59)	538.26	1,390.00	(851.74)
Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Total Taxes & Insurance Expenses	1,493.05	4,270.00	(2,776.95)	2,886.64	10,931.00	(8,044.36)
TOTAL EXPENSES	17,112.87	17,367.00	(254.13)	41,338.94	50,217.00	(8,878.06)
NET OPERATING INCOME (LOSS)	9,018.83	7,664.00	1,354.83	31,789.92	24,876.00	6,913.92
Interest & Finance Expense						
Mortgage Interest	1,244.75	2,352.00	(1,107.25)	3,738.44	7,056.00	(3,317.56)
General Partner Fee	0.00	2,700.00	(2,700.00)	0.00	8,100.00	(8,100.00)
Bank Fees	35.00	0.00	35.00	115.00	0.00	115.00
Total Interest & Finance Expense	1,279.75	5,052.00	(3,772.25)	3,853.44	15,156.00	(11,302.56)
OPERATING PROFIT (LOSS)	7,739.08	2,612.00	5,127.08	27,936.48	9,720.00	18,216.48
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	2,500.00	(2,500.00)
HVAC Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Plumbing Replacement	0.00	0.00	0.00	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	0.00	833.00	(833.00)	526.32	2,500.00	(1,973.68)
NET CASH FLOW FROM OPERATIONS	7,739.08	1,779.00	5,960.08	27,410.16	7,220.00	20,190.16

Monthly Property Summary Report

75 Harvest Park Court

March 2023



**HARVEST
P A R K**

CHICO, CA.
90 UNITS
TAX CREDIT

MONTHLY PROPERTY SUMMARY REPORT

INCOME AND EXPENSE SUMMARY

• Total Operating Income Actual/Month:	\$86,308.00	-\$1,922.79	2.17%
• Total Operating Income Budget/Month:	\$88,230.79		
• Total Operating Income Actual/YTD:	\$255,124.23	-\$10,344.14	3.89%
• Total Operating Income Budget/YTD:	\$265,468.37		
• Total Operating Expenses Actual/Month:	\$45,527.77	-\$6,621.19	17.01%
• Total Operating Expenses Budget/Month:	\$38,904.58		
• Total Operating Expenses Actual/YTD:	\$136,848.95	-\$2,394.11	1.78%
• Total Operating Expenses Budget/YTD:	\$134,454.84		
• Total Net Operating Income Actual/Month:	\$40,782.23	-\$8,543.98	17.32%
• Total Net Operating Income Budget/Month:	\$49,326.21		
• Total Net Operating Income Actual/YTD:	\$118,275.28	-\$12,738.25	9.72%
• Total Net Operating Income Budget/YTD:	\$131,013.53		

BUDGET VARIANCE REPORT

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

March Financials - Expense Variances					
Month Ending 03/31/2023					
GL / Description	Actual	Budget	Variance	%	Comments:
6317-0000 Temporary Services	\$2,622.27	\$0.00	(\$2,622.27)	#DIV/0!	Temp help for grounds, maintenance to cover work orders and turns, one weeks payroll for Manager through Temp agency
6330-0000 Manager Payroll	\$2,698.39	\$5,010.00	\$2,311.61	46.14%	Manager started with Winn 3/13
6547-0000 Repairs- Contract-HVAC	\$4,630.00	\$0.00	(\$4,630.00)	#DIV/0!	\$4,201 are for services rendered in 2022, vendor didn't send in invoices and we didn't accrue.
6586-0000 Fire and Safety Systems	\$200.00	\$775.00	\$575.00	74.19%	Quarterly invoice for monitoring was processed in April

RESIDENT DELINQUENT RENT STATUS

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

Bldg/Unit	Name	Total Delinquent	Delinquency Comment
07 - 238		10,987.00	DEL Comment ; Eviction Process started(09/27/2022;AHaver)
01 - 107		8,502.00	DEL Comment ; Payment plan of \$700 a month in Place.(04/10/2023;MRadcliff)
03 - 216		8,489.00	DEL Comment ; 3 day notice to pay or quit issued.(04/10/2023;MRadcliff)
04 - 123		3,161.00	DEL Comment ; 3 day notice to pay or quit issued (04/10/2023;MRadcliff)
04 - 221		2,734.00	DFI Comment ; Payment plan \$400 a month in place.(04/10/2023;MRadcliff)
04 - 225		2,197.00	DEL Comment ; 3 day notice to pay or quit issued.(04/10/2023;MRadcliff)
03 - 215		1,740.00	DEL Comment ; Payment Plan of \$500 in place.(04/10/2023;MRadcliff)
03 - 115		1,395.00	DEL Comment ; Payment Plan of \$240 in place.(04/10/2023;MRadcliff)
04 - 219		1,236.00	DEL Comment ; 3 day notice to pay or quit issued.(04/10/2023;MRadcliff)
04 - 119		1,057.00	DEL Comment ; Pending subsidy contract.(04/10/2023;MRadcliff)
03 - 218		1,010.00	DEL Comment ; Payment Plan of \$213 a month in place.(04/10/2023;MRadcliff)
06 - 230		818.00	DEL Comment ; 3 day notice to pay or quit issued.(04/10/2023;MRadcliff)
06 - 232		586.00	DEL Comment ; 3 day notice to pay or quit issued.(04/10/2023;MRadcliff)
01 - 201		535.00	DEL Comment ; 3 day notice to pay or quit issued.(04/10/2023;MRadcliff)
07 - 138		417.00	DEL Comment ; Payment plan of \$150 a month in place.(04/10/2023;MRadcliff)
07 - 137		355.00	DEL Comment ; Pending check coming through mail.(04/10/2023;MRadcliff)

SUMMARY OF CAPITAL EXPENSES AND IMPROVEMENTS

2023 Capital Expenditures:

Property/SPM	Capital Project	Status	Funding Sources				Monitoring Status			
			Replacement Reserves (0001)	Replacement Reserves GL Codes	Operating Cash (0002)	Operating Cash GL Codes	3 Bid Package Status	Project Status	Actual Cost	Variance to Budget
Harvest Park	Lava Rock Install (Perimeter - Harvest Park Ct, and W. East Ave) <i>(NorCal Landscape)</i>	Completed	\$0	-	\$6,000	1415-0002		Completed	\$6,375.00	\$375
Derrek Hammes	Pool Metal Fence <i>(Custom Express)</i>	Vendor scheduled for 20-21st of April	\$0	-	\$20,000	1415-0002		Scheduled	\$7,500.00	(\$12,500)
	Access Panels for Water Heaters (83 Total @ \$157.68/ea) Phase 1 2023 (43 Total) & Phase 2 2024 (40 Total) <i>(Accurate Plumbing)</i>	Scheduled to begin in April, we are on a cancelation list.	\$0	-	\$6,780	1431-0002		Scheduled for April	\$13,087.50	\$6,308
	Pool Furniture <i>(TexaCraft)</i>	Ordered	\$0	-	\$14,629	1461-0002		Expected for Delivery May 15th	\$13,236.48	(\$1,393)
As Needed Items:	Carpet/Vinyl	As Needed		-	\$14,000	1440-0002	N/A			
(annual allocation)	Appliances	As Needed		-	\$12,000	1486-0000	N/A			
	Total:		\$0		\$73,409				\$40,199	-\$7,210

- YTD Actual Capital Improvements Completed \$6,375.00
- YTD Budgeted Capital Improvements Budgeted \$73,409.00

GENERAL PROPERTY ISSUES and HIGHLIGHTS

We ended the month with (0) Vacant Units; (0) Units On-Notice. 100% leased & 100% occupied. Our new Property Manager (Meghan) started in March.

Harvest Park - 1649 Budget Comparison March 31, 2023

	Month Ending 03/31/2023				Year to Date 03/31/2023				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
INCOME									
RENTAL INCOME									
5120-0000 - Rental Income	66,373.00	61,512.00	4,861.00	7.90	199,425.00	184,536.00	14,889.00	8.06	738,144.00
5150-0000 - Rental Assistance	18,332.00	23,526.00	(5,194.00)	(22.07)	54,338.00	70,578.00	(16,240.00)	(23.01)	282,312.00
5221-0000 - Gain/(Loss) to Lease	2,845.00	6,225.00	(3,380.00)	(54.29)	5,229.00	18,675.00	(13,446.00)	(72.00)	74,700.00
TOTAL RENTAL INCOME	87,550.00	91,263.00	(3,713.00)	(4.06)	258,992.00	273,789.00	(14,797.00)	(5.40)	1,095,156.00
MISC. INCOME									
5330-0000 - Tenant Services	25.00	25.00	0.00	0.00	25.00	50.00	(25.00)	(50.00)	125.00
5332-0000 - Application Fees	(35.00)	70.00	(105.00)	(150.00)	270.00	140.00	130.00	92.85	350.00
5385-0000 - Late/Term Fees	500.00	450.00	50.00	11.11	1,450.00	1,350.00	100.00	7.40	5,400.00
5390-0002 - Damages	296.00	300.00	(4.00)	(1.33)	296.00	900.00	(604.00)	(67.11)	3,600.00
5341-0000 - Cable Revenue	0.00	0.00	0.00	0.00	1,205.23	1,161.00	44.23	3.80	4,644.00
5341-0001 - Contra Cable Revenue	0.00	0.00	0.00	0.00	0.00	(290.00)	290.00	100.00	(1,160.00)
TOTAL MISC. INCOME	786.00	845.00	(59.00)	(6.98)	3,246.23	3,311.00	(64.77)	(1.95)	12,959.00
VACANCY LOSS/RENTAL LOSS/BAD DEBT									
5218-0000 - Free Rent-Marketing Concession	(50.00)	(100.00)	50.00	50.00	(150.00)	(300.00)	150.00	50.00	(1,200.00)
5220-0000 - Vacancies Apartment	(877.00)	(2,281.00)	1,404.00	61.55	(3,631.00)	(6,843.00)	3,212.00	46.93	(27,372.00)
6370-0000 - Bad Debt	0.00	(380.21)	380.21	100.00	0.00	(1,140.63)	1,140.63	100.00	(4,562.52)
6539-0002 - Maintenance Staff Rent Free Unit	(1,101.00)	(1,116.00)	15.00	1.34	(3,333.00)	(3,348.00)	15.00	0.44	(13,392.00)
TOTAL VACANCY	(2,028.00)	(3,877.21)	1,849.21	47.69	(7,114.00)	(11,631.63)	4,517.63	38.83	(46,526.52)
TOTAL INCOME	86,308.00	88,230.79	(1,922.79)	(2.17)	255,124.23	265,468.37	(10,344.14)	(3.89)	1,061,588.48
EXPENSES									
MANAGEMENT FEES									
6320-0000 - Management Fees	4,635.88	4,395.00	(240.88)	(5.48)	12,768.50	13,182.00	413.50	3.13	52,719.00
TOTAL MANAGEMENT FEES	4,635.88	4,395.00	(240.88)	(5.48)	12,768.50	13,182.00	413.50	3.13	52,719.00
REAL ESTATE TAXES									
6710-0000 - Taxes Real Estate	13.41	14.00	0.59	4.21	40.23	42.00	1.77	4.21	168.00
6712-0000 - Taxes Other	0.00	87.00	87.00	100.00	0.00	87.00	87.00	100.00	389.00
TOTAL REAL ESTATE TAXES	13.41	101.00	87.59	86.72	40.23	129.00	88.77	68.81	557.00
INSURANCE									
6720-0000 - Insurance Property	2,890.85	2,891.00	0.15	0.00	8,672.65	8,673.00	0.35	0.00	38,598.00
6720-0001 - Misc Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	540.00
6720-0002 - Franchise Tax - Calif Pnps	800.00	0.00	(800.00)	(100.00)	800.00	800.00	0.00	0.00	800.00
TOTAL INSURANCE	3,690.85	2,891.00	(799.85)	(27.66)	9,472.65	9,473.00	0.35	0.00	39,938.00
UTILITIES EXPENSES									
6430-0000 - Electricity Vacant	82.65	25.00	(57.65)	(230.60)	332.66	75.00	(257.66)	(343.54)	300.00

Harvest Park - 1649 Budget Comparison March 31, 2023

	Month Ending 03/31/2023				Year to Date 03/31/2023				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
6430-0001 - Employee Unit Utility	91.38	66.00	(25.38)	(38.45)	274.14	198.00	(76.14)	(38.45)	858.00
6440-0000 - Gas/Oil Heat Vacant	73.32	12.50	(60.82)	(486.56)	319.90	37.50	(282.40)	(753.06)	150.00
6450-0000 - Electricity	705.75	726.00	20.25	2.78	2,675.13	2,387.00	(288.13)	(12.07)	12,174.00
6451-0000 - Water and Sewer	4,035.20	4,631.00	595.80	12.86	12,104.18	13,476.00	1,371.82	10.17	57,667.00
6452-0000 - Natural Gas Heat	1,017.44	293.00	(724.44)	(247.24)	1,813.71	1,327.00	(486.71)	(36.67)	2,550.00
6470-0000 - Rubbish Removal	1,163.64	1,090.00	(73.64)	(6.75)	3,490.92	3,270.00	(220.92)	(6.75)	13,080.00
6470-0001 - Rubbish Removal - Bulk	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
6454-0000 - Utility Processing	95.04	55.00	(40.04)	(72.80)	144.72	160.00	15.28	9.55	1,066.00
TOTAL UTILITY EXPENSES	7,264.42	6,898.50	(365.92)	(5.30)	21,155.36	20,930.50	(224.86)	(1.07)	88,845.00
PAYROLL									
6310-0000 - Office Payroll	323.80	145.00	(178.80)	(123.31)	1,345.59	435.00	(910.59)	(209.33)	1,840.00
6317-0000 - Temporary Services	2,622.27	0.00	(2,622.27)	(100.00)	3,335.85	0.00	(3,335.85)	(100.00)	0.00
6330-0000 - Managers Payroll	2,698.39	5,010.00	2,311.61	46.13	14,282.56	18,069.00	3,786.44	20.95	72,171.00
6539-0000 - Maintenance Payroll General	4,133.11	3,696.00	(437.11)	(11.82)	14,345.90	11,088.00	(3,257.90)	(29.38)	49,183.00
6714-0001 - Taxes-Payroll Administrative	221.33	383.00	161.67	42.21	1,488.55	1,775.00	286.45	16.13	5,915.00
6714-0002 - Taxes-Payroll Maintenance	302.17	283.00	(19.17)	(6.77)	1,311.35	1,164.00	(147.35)	(12.65)	4,079.00
6724-0001 - Workers Comp. - Payroll Admin	387.34	376.00	(11.34)	(3.01)	1,162.02	1,356.00	193.98	14.30	5,418.00
6724-0002 - Workers Compensation-Payroll Maintenance	352.83	278.00	(74.83)	(26.91)	1,058.49	834.00	(224.49)	(26.91)	3,698.00
6726-0001 - Health Ins. & Benefits-Payroll Admin	267.29	1,527.00	1,259.71	82.49	3,899.22	4,671.00	771.78	16.52	18,816.00
6726-0002 - Health Ins. & Benefits-Payroll Maint.	1,320.04	1,208.00	(112.04)	(9.27)	4,183.20	3,624.00	(559.20)	(15.43)	14,750.00
TOTAL PAYROLL	12,628.57	12,906.00	277.43	2.14	46,412.73	43,016.00	(3,396.73)	(7.89)	175,870.00
OPERATING & MAINTENANCE EXPENSE									
6462-0000 - Exterminating Contract	450.00	700.00	250.00	35.71	1,619.00	2,100.00	481.00	22.90	8,400.00
6511-0000 - Security Contract and Repairs	378.45	135.00	(243.45)	(180.33)	378.45	135.00	(243.45)	(180.33)	540.00
6521-0000 - Grounds Supplies	0.00	685.00	685.00	100.00	610.00	1,895.00	1,285.00	67.81	2,920.00
6522-0000 - Grounds Contract	2,460.00	2,150.00	(310.00)	(14.41)	7,130.00	6,450.00	(680.00)	(10.54)	25,800.00
6541-0000 - Maintenance Supplies	1,131.02	1,000.00	(131.02)	(13.10)	2,794.02	3,000.00	205.98	6.86	12,000.00
6545-0000 - Repairs Contract General	0.00	400.00	400.00	100.00	430.70	1,200.00	769.30	64.10	7,310.00
6546-0000 - Repairs Contract Electric	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
6547-0000 - Repairs - Contract - HVAC	4,630.00	0.00	(4,630.00)	(100.00)	4,630.00	0.00	(4,630.00)	(100.00)	1,500.00
6548-0000 - Repairs - Contract - Plumbing	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	7,280.00
6552-0000 - Uniforms	0.00	0.00	0.00	0.00	(254.18)	0.00	254.18	100.00	250.00
6581-0000 - Appliance Repair	0.00	210.00	210.00	100.00	0.00	630.00	630.00	100.00	2,520.00
6582-0000 - Lock and Key Expense	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	500.00
6586-0000 - Fire and Safety Systems	200.00	775.00	575.00	74.19	344.45	975.00	630.55	64.67	5,900.00
6991-0000 - Pool Supplies	59.24	35.00	(24.24)	(69.25)	79.96	105.00	25.04	23.84	1,460.00
6992-0000 - Pool Contract	333.60	275.00	(58.60)	(21.30)	994.30	825.00	(169.30)	(20.52)	3,300.00
TOTAL OPERATING & MAINT. EXPS.	9,642.31	7,065.00	(2,577.31)	(36.47)	18,756.70	19,215.00	458.30	2.38	80,880.00
TURNOVER COSTS									
6531-0000 - Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	125.00	125.00	100.00	500.00
6532-0000 - Cleaning Contract	0.00	350.00	350.00	100.00	2,240.00	1,050.00	(1,190.00)	(113.33)	4,200.00

Harvest Park - 1649
Budget Comparison
 March 31, 2023

	Month Ending 03/31/2023				Year to Date 03/31/2023				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
6561-0000 - Decorator Supplies	0.00	200.00	200.00	100.00	985.63	600.00	(385.63)	(64.27)	2,400.00
6562-0000 - Decorator Contract Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
TOTAL TURNOVER COSTS	0.00	550.00	550.00	100.00	3,225.63	1,775.00	(1,450.63)	(81.72)	10,100.00
MARKETING									
6210-0000 - Rental Advertising	116.60	55.00	(61.60)	(112.00)	116.60	165.00	48.40	29.33	660.00
6212-0000 - Collateral Materials/Brand Identity	129.60	173.58	43.98	25.33	564.40	770.74	206.34	26.77	2,332.96
6290-0000 - Miscellaneous Renting Expense	150.22	217.50	67.28	30.93	316.24	492.50	176.26	35.78	1,970.00
6981-0000 - Resident Supplies	0.00	70.00	70.00	100.00	0.00	210.00	210.00	100.00	1,420.00
TOTAL MARKETING	396.42	516.08	119.66	23.18	997.24	1,638.24	641.00	39.12	6,382.96
ADMINISTRATIVE EXPENSES									
6280-0000 - Credit Reports and Fees	254.93	11.00	(243.93)	(2,217.54)	341.91	33.00	(308.91)	(936.09)	132.00
6311-0000 - Office Expenses	814.95	533.00	(281.95)	(52.89)	1,973.64	2,517.10	543.46	21.59	7,434.10
6312-0000 - Copy Machine	160.54	174.00	13.46	7.73	633.09	522.00	(111.09)	(21.28)	2,088.00
6313-0000 - Postage	59.52	25.00	(34.52)	(138.08)	92.52	75.00	(17.52)	(23.36)	300.00
6316-0000 - Travel/Mileage	983.79	750.00	(233.79)	(31.17)	983.79	950.00	(33.79)	(3.55)	2,520.00
6316-0003 - Training	0.00	0.00	0.00	0.00	410.00	700.00	290.00	41.42	1,948.00
6340-0000 - Legal Expense	1,526.78	0.00	(1,526.78)	(100.00)	1,963.34	1,200.00	(763.34)	(63.61)	2,400.00
6350-0000 - Auditing	3,086.00	0.00	(3,086.00)	(100.00)	14,076.50	14,080.00	3.50	0.02	14,080.00
6355-0001 - Administrative Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,700.00
6360-0000 - Telephone	103.80	1,184.00	1,080.20	91.23	2,774.96	3,552.00	777.04	21.87	14,208.00
6385-0000 - Dues and Memberships	4.61	595.00	590.39	99.22	44.87	595.00	550.13	92.45	1,738.00
6390-0000 - Miscellaneous	0.00	0.00	0.00	0.00	28.05	0.00	(28.05)	(100.00)	211.00
6392-0000 - Bank Charges	185.19	220.00	34.81	15.82	558.88	660.00	101.12	15.32	2,640.00
6392-0001 - RP Transaction Fees	73.80	90.00	16.20	18.00	251.71	242.00	(9.71)	(4.01)	1,016.00
6392-0002 - Paymode Rebates	0.00	0.00	0.00	0.00	(113.35)	(30.00)	83.35	277.83	(267.00)
TOTAL ADMINISTRATIVE EXPENSES	7,253.91	3,582.00	(3,671.91)	(102.51)	24,019.91	25,096.10	1,076.19	4.28	53,148.10
TOTAL EXPENSES	45,525.77	38,904.58	(6,621.19)	(17.01)	136,848.95	134,454.84	(2,394.11)	(1.78)	508,440.06
NET OPERATING INCOME	40,782.23	49,326.21	(8,543.98)	(17.32)	118,275.28	131,013.53	(12,738.25)	(9.72)	553,148.42
REPLACEMENT RESERVE/OTHER ESCROWS									
1316-0000 - Escrow - Replacement Reserve	2,332.50	2,333.00	0.50	0.02	6,997.50	6,999.00	1.50	0.02	27,996.00
TOTAL REPLACEMENT RESERVE/OTHER ESCROWS	2,332.50	2,333.00	0.50	0.02	6,997.50	6,999.00	1.50	0.02	27,996.00
DEBT SERVICE									
2320-0000 - Mortgage Payable 1st Mortgage	5,833.34	5,833.00	(0.34)	0.00	16,666.68	16,666.00	(0.68)	0.00	69,163.00
6820-0000 - Interest on Mortgage	10,670.00	10,670.00	0.00	0.00	32,069.38	32,069.00	(0.38)	0.00	127,804.00
6824-0000 - Interest on Mortgage - 4th	1,297.17	1,449.00	151.83	10.47	3,891.51	4,347.00	455.49	10.47	17,388.00
6828-0000 - Service Fee	5,824.18	5,842.00	17.82	0.30	17,505.51	17,542.00	36.49	0.20	69,903.00
TOTAL DEBT SERVICE	23,624.69	23,794.00	169.31	0.71	70,133.08	70,624.00	490.92	0.69	284,258.00

Harvest Park - 1649
Budget Comparison
 March 31, 2023

	Month Ending 03/31/2023				Year to Date 03/31/2023				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
MISCELLANEOUS									
6890-0000 - Miscellaneous Financial Exp	416.67	417.00	0.33	0.07	1,250.01	1,251.00	0.99	0.07	5,004.00
6892-0000 - Trustee Fees	283.33	283.00	(0.33)	(0.11)	849.99	849.00	(0.99)	(0.11)	3,396.00
TOTAL MISCELLANEOUS	700.00	700.00	0.00	0.00	2,100.00	2,100.00	0.00	0.00	8,400.00
CAPITAL EXPENDITURES									
1415-0002 - Landscape and Land Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,000.00
1431-0002 - Building Improvements	0.00	0.00	0.00	0.00	0.00	6,780.00	6,780.00	100.00	6,780.00
1440-0002 - Carpet/Flooring	0.00	2,000.00	2,000.00	100.00	2,081.84	4,000.00	1,918.16	47.95	14,000.00
1461-0002 - Furniture & Fixtures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,630.00
1486-0000 - Appliances	0.00	1,000.00	1,000.00	100.00	762.22	3,000.00	2,237.78	74.59	12,000.00
TOTAL CAPITAL EXPENDITURES	0.00	3,000.00	3,000.00	100.00	2,844.06	13,780.00	10,935.94	79.36	73,410.00
MORTGAGOR EXPENSES									
7115-0000 - Non Profit Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
7135-0000 - Asset Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,667.00
7153-0000 - Administration Fee Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,079.00
TOTAL MORTGAGOR EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42,746.00
PROFIT/LOSS	14,125.04	19,499.21	(5,374.17)	(27.56)	36,200.64	37,510.53	(1,309.89)	(3.49)	116,338.42
Additional Adjustments to Cash Flow									
Accounts Payable	(17,115.32)	0.00	(17,115.32)	(100.00)	(81.70)	0.00	(81.70)	(100.00)	0.00
Resident Accounts Receivable	(3,243.00)	0.00	(3,243.00)	(100.00)	(6,016.00)	0.00	(6,016.00)	(100.00)	0.00
Subsidy Accounts Receivable	(1,160.81)	0.00	(1,160.81)	(100.00)	(1,225.00)	0.00	(1,225.00)	(100.00)	0.00
Prepaid Expenses	2,850.64	0.00	2,850.64	100.00	5,448.96	0.00	5,448.96	100.00	0.00
Prepaid Rent	(2,865.19)	0.00	(2,865.19)	(100.00)	3,728.00	0.00	3,728.00	100.00	0.00
Net Accruals	713.35	0.00	713.35	100.00	(326.04)	0.00	(326.04)	(100.00)	0.00
Security Deposits	367.00	0.00	367.00	100.00	(1,017.00)	0.00	(1,017.00)	(100.00)	0.00
Accrued Interest on Deferred Loans	1,297.17	(1,297.00)	2,594.17	200.01	3,891.51	(3,891.00)	7,782.51	200.01	(15,564.00)
Capital Expenditures	0.00	0.00	0.00	0.00	(577.30)	0.00	(577.30)	(100.00)	0.00
Escrow Tax	66.76	(14.00)	80.76	576.85	39.40	(42.00)	81.40	193.80	(168.00)
Escrow Insurance	(3,035.44)	(2,891.00)	(144.44)	(4.99)	(9,106.32)	(8,673.00)	(433.32)	(4.99)	(38,598.00)
Total Additional Adjustments to Cash Flow	(22,124.84)	(4,202.00)	(17,922.84)	(426.53)	(5,241.49)	(12,606.00)	7,364.51	58.42	(54,330.00)
Total Net Adjusted Cash Flow	(7,999.80)	15,297.21	(23,297.01)	(152.29)	30,959.15	24,904.53	6,054.62	24.31	62,008.42
Net Change in Cash from TB	(7,999.80)	0.00	(7,999.80)	100.00	30,959.15	0.00	30,959.15	100.00	0.00
Variance	0.00	(15,297.21)	15,297.21	100.00	0.00	(24,904.53)	24,904.53	100.00	(62,008.42)

Date: 4/13/2023

MEMO

To: Board of Commissions

From: Angie Little, Section 8 Housing Manager

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

Program Statistics for Period Ending	March 2023	March 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	\$127,649.42	\$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 March 2023

Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	3/2023 Enrollment	3/2023 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	12	\$15,446.00	\$62,653.00
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	3	\$1,800.00	\$1,626.00
BHHAP/ASOC	7/1/22 - 6/30/23	\$24,291.00	BCBH	BCBH	4	Individuals with a mental illness with homelessness eligibility	Butte County	3	\$3,515.00	\$17,872.00
Totals		\$186,717.00			35			18	\$20,761.00	\$91,151.00

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:04/10/2023

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

HOUSING

CHIP's senior apartments coming along



Garden beds are seen ready to plant, in front of Creekside Place apartments in Chico. MICHAEL WEBER — ENTERPRISE-RECORD

By Michael Weber

mweber@chicoer.com

CHICO >> Spring has arrived and Hellen Fazio is ready to take to the gardens after moving into the new Creekside Place apartments, an affordable senior living complex completed January 2023 in Chico.

While gardening isn't new to Fazio, her space has been limited living at apartments in Chico with her two sisters since she retired as a nurse in Shasta County.

But now, having moved into Creekside Place, she has an area to work on in a community garden at the complex, and at the same time is saving money on a limited budget.

“Being in an apartment here in Chico for the last 15 years; that’s one of the things I missed the most,” Fazio said. “It’s going to be fun.”

Fazio said she and her sisters do park watch for Bidwell Park and have visited the apartment complex ever since the day it broke ground. She said all three of them lost their husbands and have been living near each other ever since.

Fazio said and one of her sisters moved into the Creekside Place with her, and the third is on her way.

“We’re inseparable. She’s my best friend,” Fazio.

Fazio is living on a fixed income and qualifies for Section 8 housing vouchers like everyone else who is moving into the 100-unit affordable senior apartments.

Creekside Place apartments, built by the Community Housing Improvement Program, is the result of a collaboration between the city of Chico, Butte County Behavioral Health, Butte County Department of Employment and Social Services and Butte County Housing Authority.

CHIP owns 7sevenbuildings and manages 518 units in Chico, according to Mark Montgomery, director of fundraising and communications. The nonprofit held tours of the apartments Friday for its partners.

CHIP Director of Property Management Wendy Phillips said the apartments were finished in January and are currently about half occupied. Philips said she expects the apartments to be full at the end of June.

Because each unit is subsidized by Section 8 vouchers, admission into Creekside Place is managed by Butte County Housing Authority through a waitlist determining eligibility for incomes under 50% and under 30% of the area’s median household income.

A program by Behavioral Health called No Place Like Home reserves 15 of the 100 units for people transitioning from homelessness into permanent housing.

The 15 are selected through a coordinated entry system by the Butte County Homeless Continuum of Care that assesses a person's vulnerability

“The people who are getting into housing here are the most vulnerable on the streets,” said Jenn Stofa, Assistant Director of Butte County Behavioral Health.”

“Getting someone into housing is huge, and permanent supportive housing is an evidence based practice,” said Shelly Storkan, housing counselor for Butte County Behavioral Health.

Storkan said now that people have a place to sleep and lock away belongings without worry, they can focus on other things like working on their mental health.

Aside from Behavioral Health services, CHIP has partnered with several organizations for future programs and classes including the Butte County Department of Education and Social Services.

CHIP Resident Services Specialist Washington Quezada said nutrition classes, gardening classes and food workshops are being planned for the residents in the upcoming months.

The apartments have all the basic amenities including some extras like a fitness room, a community kitchen and a community room where residents recently held a Super Bowl party.

The apartments also share a refurbished community garden shared with CHIP's Murphy Commons next door. The Butte Environmental Council is helping manage the garden and is planning classes, Quezada said.

Aside from her excitement for gardening, Fazio said her new apartment gives the best view of the sunset over Chico — she lives on the third floor.

“I'm not kidding — every evening, I don't care what I'm doing, when it's sunset time I say goodbye and stop,” Fazio said.

RatingsDirect®

Housing Authority Of The County Of Butte, California; General Obligation

Primary Credit Analyst:

Joan H Monaghan, Denver + 1 (303) 721 4401; Joan.Monaghan@spglobal.com

Secondary Contact:

Sam Krouse, Houston (1) 214-871-1409; sam.krouse@spglobal.com

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Housing Authority Of The County Of Butte, California; General Obligation

Credit Profile		
Butte Cnty Hsg Auth ICR		
<i>Long Term Rating</i>	A+/Stable	Current
California Affordable Hsg Agy, California		
Butte County Housing Authority, California		
California Affordable Hsg Agy (Butte Cnty Hsg Auth)		
<i>Long Term Rating</i>	A+/Stable	Current

Credit Highlights

- S&P Global Ratings' issuer credit rating (ICR) on the Housing Authority of the County of Butte (HACB or the authority), Calif. is 'A+'.
- Our long-term rating on HACB's general obligation (GO) debt is 'A+', based on our ICR on the authority.
- The outlook is stable.

Security

An ICR reflects the obligor's general creditworthiness and its capacity and willingness to meet financial commitments when they come due. It does not apply to any specific financial obligation nor consider the obligation's nature and provisions, bankruptcy standing, liquidation, statutory preferences, or legality and enforceability.

The rated debt-- California Affordable Housing Agency's multifamily housing pool revenue bonds (Butte County Projects) series 2020A--issued for HACB as borrower, is secured by the authority's general revenues and its GO pledge. The GO bond rating is equivalent to our ICR on the authority.

Credit overview

HACB was established by the County of Butte in 1946 under the California Health and Safety Code as a non-profit public corporation. The mission of the authority is to assist low- and moderate-income residents of Butte County to secure and maintain quality affordable housing. HACB owns/manages approximately 1,000 units of U.S. Department of Housing and Urban Development (HUD) Low-income Public Housing, U.S. Department of Agriculture-Rural Development Farmworker Housing, Low-Income Housing Tax Credit-funded housing, and other-owned housing in the county. In addition, HACB operates the Section 8 housing choice voucher program under an annual contributions contract with the HUD, administering over 2,254 conventional and special needs vouchers.

The Camp Fire disaster of 2018, which destroyed 14,000 housing units, or 15% of the housing stock, in Butte County continues to have material impact on the operations of the authority and on the county. While only 12 units owned by HACB were destroyed, the authority led rebuilding and re-homing initiatives related to significant private and public development investment and other national funding support flowing into the area since the event. In the wake of the

fire, HACB committed 566 Section 8 vouchers to 18 new affordable housing developments, delivering 1,010 units of regulated housing to the jurisdiction over the next two years. On a per-capita basis, the affordable housing investment in the area is the largest in the history of affordable housing in the U.S. As of February 2023, the authority returned its Section 8 utilization rate to 100%, a top priority of the authority and HUD. Recovery efforts related to the Camp Fire as well as day-to-day operations have been further challenged by the pandemic and two additional unit-destroying fires in the past three years. Despite these material obstacles over the past four years HACB continued to prudently manage its finances while serving the people of the county, including the permanently displaced populations as units are continued to be replaced and new developments come online.

The rating reflects our view of HACB's:

- Very strong enterprise risk profile, supported by our assessment of very strong market dependencies, specifically the overwhelming need and demand for affordable housing in the county, and low industry risk;
- Very strong debt profile based on an average and expected debt-to-EBITDA of 11%, and an adjusted EBITDA-to-interest higher than 2.5 times based on audited 2020 and 2021 financial results, expected fiscal 2022, budgeted information for fiscal years 2023 and forecasts for fiscal 2024;
- Extremely strong liquidity assessment based on liquidity ratio of more than four times based on estimated sources over uses during the next 12-month period;
- Strong management and governance assessment based on senior management's extensive experience and dedication to affordable housing in the county, supported by the authority's overall strategy and mission, board involvement and approval processes, and financial policies and risk management standards; and
- Highly vulnerable financial performance assessment based on our calculated and expected EBITDA-to-operating revenues of near, but below, 10% for the period, which incorporates audited 2020 and 2021 financial results, expected fiscal 2022, budgeted information for fiscal 2023 and forecasts for fiscal 2024.

The ICR for HACB includes analysis of both the operations and initiatives of the authority (primary government) as well as the operations and initiatives of these discretely presented component units. While the affiliated entities are structured as legally separate, the nature and significance of their relationship to HACB are such that, in our view, excluding them from our analysis would be misleading. Throughout this report, we calculate financial figures and ratios by combining the audited results of HACB and its affiliates. Likewise, our assessment of asset quality and occupancy includes properties held by the affiliate entities. The ICR on the authority reflects a stand-alone credit profile (SACP) of 'a+' and our view that there is a moderate likelihood the federal government would provide timely and extraordinary support to the authority in the event of financial distress.

Environmental, social and governance

We analyzed environmental, social, and governance (ESG) risks relative to HACB's industry risk, regulatory framework, market dependencies, management and governance, financial performance, and debt and liquidity profiles. We view HACB to have elevated environmental risks relative to the sector standard due to ongoing exposure to the threat of wildfires in the area. We view the authority's social and governance risks to be neutral in our credit analysis.

Outlook

The stable outlook reflects our view that HACB's enterprise and financial risk profiles will remain consistent with the current rating during the two-year outlook period. More specifically, we believe that the strength of the authority's liquidity and debt profiles will continue to compensate for the very vulnerable financial performance and that market dependencies, especially the demand for affordable housing, in the county will remain very strong while management continues to meet its mission, serving the population of the county which supports the enterprise risk profile assessment.

Downside scenario

Should our financial risk profile assessment worsen due to weakening debt or liquidity assessments, the rating might no longer be consistent with the 'a+' SACP and we could take a negative rating action. Furthermore, should our view of management and governance change due to key personnel turnover or inconsistency of strategy with operational capabilities and market conditions we could revise the outlook to negative or lower the rating.

Upside scenario

Conversely, should the financial performance of the authority improve to where the authority's EBITDA-to-operating revenues ratio is consistently above 10% while other financial metrics and enterprise profile assessments remain the same or also improve, we could take a positive rating action.

Credit Opinion

Enterprise Risk Profile

We think public housing authorities (PHAs) benefit from a strong public policy mandate and operate under a stable, well-established framework that makes them key providers in the sector. There is strong sector oversight, with high governance, reporting, and disclosure standards so that sector or individual risks are easily identified. However, once identified, risks are not always remedied at an early stage.

Operational support to PHAs is direct and ongoing. HACB regularly receives federal grants in the form of capital and operating contributions to maintain and operate public housing and administer various programs to provide low-income affordable housing. There is no precedent of adverse negative intervention from governments or their agencies, and we do not expect any in the next few years. Public housing is subject to tenant income and rent limits.

HACB's market position is very strong, in our view, reflecting the balance of the authority's regulatory framework and systemic support with market dependencies and management and governance. The demand for housing units, especially affordable housing units, far outpaces supply in the county historically and exponentially since the Camp Fire, keeping vacancies at practically zero across the portfolio, when excluding units turning over and offline for renovation and repair.

In our opinion, HACB maintains strong management and governance characteristics, based on our assessment of its

strategic planning process, the consistency of strategy with operational capabilities and marketplace conditions, management's expertise, experience, and dedication to affordable housing, as well as the authority's financial policies and risk management standards. HACB's strategic plan and planning process is less frequent and less formalized than that of many PHA peers. The last comprehensive strategic planning process was in 2015, with an update planned for the end of the 2023. The authority does, however, update HUD-required agency plans, which establish and track mission-consistent objectives and includes one- and five-year public housing modernization plans. In addition, management is typically conservative in its approach to stewardship of public property and funds and maintains significant liquidity to safeguard against federal funding and timing uncertainty, which we view as prudent. HACB maintains risk management standards and policies to limit operational, cyber, and fraud risks according to industry standards, using resources and best practices of peer PHAs for guidance.

Financial Risk Profile

Our assessment of HACB's financial performance and debt profile uses a five-year average, including audited fiscal years 2020 and 2021, estimated 2022 financials, and forecast 2023 and 2024.

We consider HACB's financial performance to be highly vulnerable based on adjusted EBITDA-to-adjusted operating revenue ratio that fluctuates near, but often below, 10.0% between realized 2020 financial results through forecasted 2024 performance, with the average for that time period being 8.3%. The authority's financial performance has improved from previous reviews where the ratio was below 5% and among the lowest of all rated peers. Financial performance strengthened as HUD operating subsidy revenue materially increased as well as HUD capital and other grant revenues have come in following the Camp Fire and COVID-19-relief funding. Fiscal 2021 was particularly strong in terms of revenue and has helped push the average ratio higher. And while we expect EBITDA will drop again in fiscal 2022 comparatively, we forecast it will normalize above fiscal 2020 levels, which should stabilize EBITDA-to-operating revenues close to, but still below, the 10% level.

We view the authority's debt profile as very strong based on a low debt-to-EBITDA, consistently below 10.0% and as low as 2.3% in fiscal 2021 because of higher EBITDA in that year. The authority also has a high EBITDA interest coverage generally above seven times, indicating prudent management of long-term obligations keeping only low interest debt on the books. We consider both the current and forecast debt of the primary government and the component units in our ratio analysis as the work done by the component units is integral to the overall mission of the authority. Even still, HACB's debt profile is lower risk and demonstrates lower leverage than most rated social housing providers. Our assessment of very strong reflects metrics that incorporate the potential issuance of \$8 million-\$18 million in additional debt in the two-year forecast and outlook period that raises the authority's debt-to-EBITDA to approximately 11%. Depending on future debt issuance, should our calculated debt-to-EBITDA ratios for the authority decrease to below 10% while EBITDA interest coverage remains above 2.5 times our assessment of the authority's debt profile could improve to extremely strong.

We assess HACB's liquidity to be extremely strong, with estimated sources of cash exceeding estimated uses of cash by more than four times over the next 12 months coupled with satisfactory access to external funding, see table 2. HACB consistently had a liquidity ratio of near four times reflecting management's conservative approach to

stewardship of public property and funds through safeguarding against uncertainty by maintaining significant liquid assets.

Anchor Ratings, Overriding Factors, Caps, And Holistic Analysis

The anchor rating, determined by indicative scores and weights according to our methodology, is 'a+' for the ICR. We applied no holistic adjustment, resulting in a final SACP of 'a+' and final rating of 'A+'.

Table 1

Housing Authority of the County of Butte, Calif.--Key Rating Factors

Factors	Characteristic
Industry risk	Very strong
Market position -- Regulatory framework	Very strong
Market position -- Market dependencies	Very strong
Management and governance	Strong
Enterprise risk profile	Very strong
Financial performance	Highly vulnerable
Debt profile	Very strong
Liquidity	Extremely strong
Financial risk profile	Strong

Table 2

Housing Authority of the County of Butte, Calif.--Liquidity Analysis

Sources of liquidity (\$0)	
Forecasted cash generated from continuing operations (if positive)	1,922,000
Cash reserves and liquid assets (adjusted to capture market value risk, where relevant)	18,792,000
Other cash inflows (such as dividends from joint ventures)	
Total sources of liquidity	20,714,000
Uses of liquidity (\$0)	
Forecasted cash generated from continuing operations (if negative)	
Forecast working capital outflows, if negative	4,000,000
Committed capital expenditures	-
Uncommitted capital expenditures	
All interest and principal payable on short- and long-term debt obligations coming due	715,000
Other cash outflows (such as investments in joint ventures)	
Total uses of liquidity	4,715,000
Liquidity ratio	4.4

Table 3

Housing Authority of the County of Butte, Calif.--Key Ratios Comparison

Entity name	ICR	Units owned/ managed	Average rent to market rent (%)	Vacancy rate (%)--SHP	Adjusted EBITDA (%) of adjusted operating revenue	Debt/Nonsales adjusted EBITDA ratio (x)	Nonsales adjusted EBITDA/interest (x)	Liquidity ratio (x)
Housing Authority of the County of Butte (HACB)	A+	1209	23.0	2.0	8.3	11.0	3.5	4.4
Housing Authority of the City of El Paso (HOME)	A+	11463	41.5	2.7	23.2	29.1	1.7	2.9
Jacksonville Housing Authority	A+	3300	40.5	0.5	7.2	9.8	7.4	3.8
Snohomish Cnty Hsg Auth	A+	2463	41.0	2.8	17.4	11.8	4.8	3.4
Baltimore City Hsg Auth	A+	6179	19.2	2.0	9.3	2.5	22.6	7.6
Cuyahoga Metropolitan Hsg Auth (City of)	A+	8628	20.0	4.5	11.4	8.7	6.8	1.2
Howard Cnty Hsg Commission	A+	2074	64.0	3.5	25.9	2.9	8.3	3.0
Philadelphia Housing Authority	AA-	12835	36.7	9.2	28.0	2.7	62.7	2.5
Denver Housing Authority	AA-	5499	34.7	1.1	15.9	19.0	3.8	3.9
Housing Catalyst	AA-	1021	44.0	6.5	24.7	13.7	9.1	4.8
Los Angeles County Dev Auth (LACDA)	AA-	3229	19.1	2.0	10.1	0.2	35.0	7.0

Related Research

Through The ESG Lens 3.0: The Intersection Of ESG Credit Factors And U.S. Public Finance Credit Factors, March 2, 2022

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2039 Forest Avenue • Chico, CA 95928

March 20, 2023

Glenn County Board of Supervisors
Willows Memorial Hall, 2nd Floor
525 West Sycamore Street, Suite B1
Willows, CA 95988

Subject: Letter of February 21, 2023
Request for Support for Purpose Place Apartments, Orland

Dear Chairman Carmon:

Thank you for reaching out, it is a pleasure to hear from Glenn County. We are grateful to Mr. Bill Wathan, HHS Assistant Director and County Welfare Director, who attended yesterday's meeting of the Board of Commissioners, where the subject letter was considered. We enjoyed a brief but very helpful interaction where we discussed Glenn County and its housing needs, and the Housing Authority's Glenn County activity over the past several years.

We understand the request to transfer the Section 8 project-based voucher (PBV) commitment from the Garden Park, Willows project to the Purpose Place Apartments, Orland. Unfortunately, under HUD regulations for the Section 8 Voucher program, the agency cannot simply assign vouchers to a project – all project-based vouchers (PBV's) must be placed via request for competitive proposal.

Know that since 2018 we have issued nine PBV RFP's in issuing 566 vouchers to 18 projects. Two of the RFP's provided opportunity to Glenn County; the first was December 2019, for all target populations. The second was December 2021, for HUD-VASH (veterans) or homeless/special needs populations. Two projects received PBV's in Orland: the 32-unit Liberty Bell Apartments, with 31 vouchers, serving seniors; and the 36-unit Woodward Family Apartments, with 25 vouchers, serving families. Of course you are aware of the RCHDC Garden Park Apartments in Willows, which received that commitment of 30 PBV's. Unfortunately, it is not the first PBV project that did not attain fruition.

Our Section 8 PBV policy and precedent has prioritized new construction, project readiness, voucher leveraging, and wildfire disaster response. Unfortunately, we are close to our statutory limit for project-basing of vouchers, so program opportunity is very limited going forward.



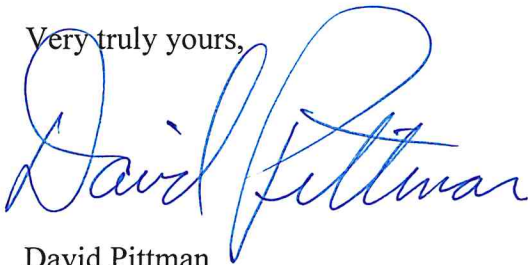
The Housing Authority is an equal opportunity employer and housing provider.

March 20, 2023
Chairman Grant Carmon
Glenn County Board of Supervisors
Page 2 of 2

Despite this, we seek to serve Glenn County in providing and increasing affordable housing opportunity. Sixty-two Section 8 voucher holders live in Glenn County. We received applications from 136 Glenn County residents during our recent Wait List opening. We enjoy an MOU with the Glenn County Continuum of Care (CoC) that provides thirteen HUD Emergency Housing Vouchers to homeless households. Eleven of these are now in use. And we are actively working through our non-profit development instrumentality on partnerships to bring forward additional affordable housing stock to the County. The newest state funding stream, via the Permanent Housing Local Allocation (PHLA) program, appears an excellent opportunity to leverage development of new affordable housing opportunity.

We look forward to building on our good work and relationship with Glenn County and its agencies serving the low income and homeless.

Very truly yours,



David Pittman
Chair
Board of Commissioners
Housing Authority of the County of Butte

April 14, 2023

MEMORANDUM

To: HACB Board of Commissioners

From: Tamra C. Young, Administrative Operations Director
Larry Guanzon, Deputy Executive Director
Marysol Perez, Executive Assistant

Subject: 2023 Draft Agency Documents

- Annual Agency Plan
- Annual and Five-Year (rolling) Capital Fund Plans
- Public Housing Admissions and Continued Occupancy Policy (ACOP)
- Section 8 Administrative Plan (AP)

As a public agency administering the HUD Public Housing and Section 8 Housing Choice Voucher (HCV) programs, HACB is required to submit to HUD applicable agency and administrative plan documents 75 days prior to the end of the HACB’s fiscal year. Resident Advisory Board (RAB) meetings and solicitation of public comment are an integral part of the plan review process. This year, the plans, including any revisions, must be approved at the June Meeting of the Board in order to meet the HUD submission deadline. Below is a summary of the important dates:

DATE	REQUIRED ACTION
4/11/23	Resident Advisory Board meeting held
4/20/23	<i>Draft approval by HACB Board</i>
4/21-6/5/23	Required 45-day Review Period - Documents available for public comment.
6/5/23	Comments, if any, due to HACB
6/5 – 6/9/23	Comments evaluated and recommendation(s) prepared for Board review
6/15/23	<i>Final approval by HACB Board</i>
Deadline 7/18/23	Submit documents to HUD with applicable attachments
10/1/23	Effective date of documents

Below are some of the revision highlights for each document as recommended by Staff:

Annual Plan

- Description of progress in meeting HACB’s 5-Year goals.
- Update of New Activities - Project Based Voucher program implementation.

Both Section 8 Administrative Plan and Public Housing ACOP

- Final Rule implementing Section 102, 103 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA):
 - Fewer Interim Reexaminations – 10% adjusted income increase/decrease threshold for conducting Interim Reexaminations
 - Increased Standard Deduction for Elderly/Disabled Households – from \$400 to \$525
 - Removal of Earned Income Disallowance
 - Determine value of assets more than \$50,000, increased from \$5,000
 - Retirement Savings Accounts no longer counted as assets

Section 8 Administrative Plan

- HOTMA Changes:
 - Applicant family can't own residential real property in which the household could legally reside (p3-1)
 - Applicant family doesn't have net assets in excess of \$100,000 (p3-1, p6-11)
 - Streamlined Annual Reexaminations (p11-2, 11-3)
- Nan McKay & Associates recommended updates including:
 - Clarification of late billing process between PHA's (p10-11)
 - Update of termination process in case of funding shortfall (p12-7)
 - Special Housing Types (Ch.15)
 - Repayment Agreement / Debts Owed section (Ch. 16)
 - HUD-VASH Payment Standard may be set up to 120% of FMR without HUD waiver (p16-4)
 - Add FUP/FYI sections to PBV (Ch. 17)
 - Special Purpose Vouchers (Ch. 19) to integrate both former Chapter 19: HUD-VASH and Chapter 20: FUP
 - HACB has 2 types of Special Purpose Vouchers: HUD-VASH and FYI
 - Glossary edits
- Medical equipment definition (p5-12)
- If a unit is not available for initial inspection within 30 days of RTA submission, unit will be denied (p8-13)
- Add new PBV projects as Exhibits 17-1

Public Housing ACOP

- Implement new Over Income Rule

Please find following the draft changes to the Agency Annual Plan, Public Housing Capital Fund Plan, Section 8 Admin Plan, and Public Housing ACOP documents, in excerpt form. The entire plans, as existing, can be found on the Dropbox site, and also the agency website.

Recommendation: Receive draft documents (draft revised Agency Annual Plan, Capital Fund Plan, Public Housing ACOP, and Section 8 Admin Plan), authorize publication of Public Notice for public review and comment (minimum 45 days required), and schedule Public Hearing for receipt of comment and final adoption of documents on June 15, 2023.

April 14, 2023

MEMO

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director
Tamra Young, Administrative Operations Director

Subject: Agenda Item No. 5.4
High Efficiency Area Wide Section 8 HCV Program Utility Allowances:

- Butte County Section 8 Housing Choice Voucher Program
- Glenn County Section 8 Housing Choice Voucher Program

The HACB has completed a review of High Efficiency Area Wide Section 8 HCV Utility Allowances (UA's), used for administration of current and new developments which were constructed under **Building Energy Efficiency Standards - Title 24**.

The current practice has been the use of approved Section 8 Area Wide Utility Allowances which did not take in effect Title 24 and the building of energy efficient standards.

The High Efficiency Area Wide Section 8 HCV Utility Allowances (UA's) assumes the installation of ultra-high-efficiency HVAC systems, low-E glass with sub .50 U-values, tankless water heaters, Energy Star appliances, and LED lighting. Water/sewer allowances assumed 1.28 gpm toilets, 1.5 gpm showerheads, and low-flow aerators on all sinks and faucets.

The 2023 Utility Allowance review was completed under contract by Management Resource Group, Inc. (MRG). MRG uses a blended methodology to develop the UA's, combining "engineering-based" and "consumption-based" approaches to arrive at conclusions. Utility Allowances must be reviewed annually, and must be adjusted if there is an increase or decrease of more than 10%.

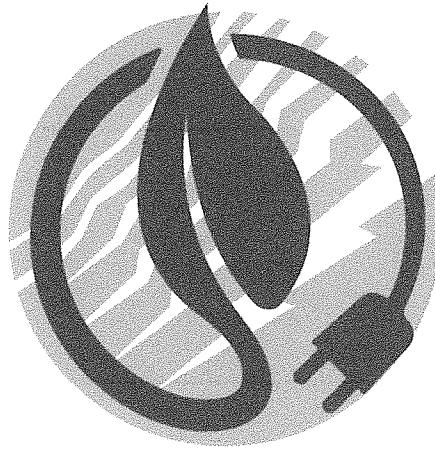
Utility Allowances are established for each dwelling unit-type category (single-family, duplex, multi-family.), and unit bedroom size, assuming "reasonable" consumption by an energy-conservative household. The UA's assume use of PG&E "CARE" rates, available to low-income households.

Following are the proposed High Efficiency Area Wide Section 8 HCV Utility Allowances.

Recommended is a motion to adopt High Efficiency Area Wide Section 8 HCV Program Utility Allowances as proposed for the 2023-year, effective upon adoption by the HACB Board of Commissioners.

These UA's will be used for current and new developments built under Building Energy Efficiency Standards - Title 24

High Efficiency Area Wide Section 8
Housing Choice Voucher Program
Utility Allowance Estimates
for the Water Areas in
Butte and Glenn Counties



Prepared for the
Housing Authority of
the County of Butte
Chico, California

September 2022

Management Resource Group, Inc.

2402 Mount Vernon Road, Suite 200 / Atlanta, Georgia 30338
Tel: 770♦396♦9856 / Fax: 678♦954♦8026 / atlmrg@comcast.net

Table of Contents

Butte County

- Biggs Water Area
- Chico Water Area
- Durham Water Area
- Gridley Water Area
- Magalia Water Area
- Oroville Water Area
- Paradise Water Area

Glenn County

- Orland Water Area
- Willows Water Area

Calculations

Hot Water Heating

- Electric
- Natural Gas
- Propane
- Fuel Oil

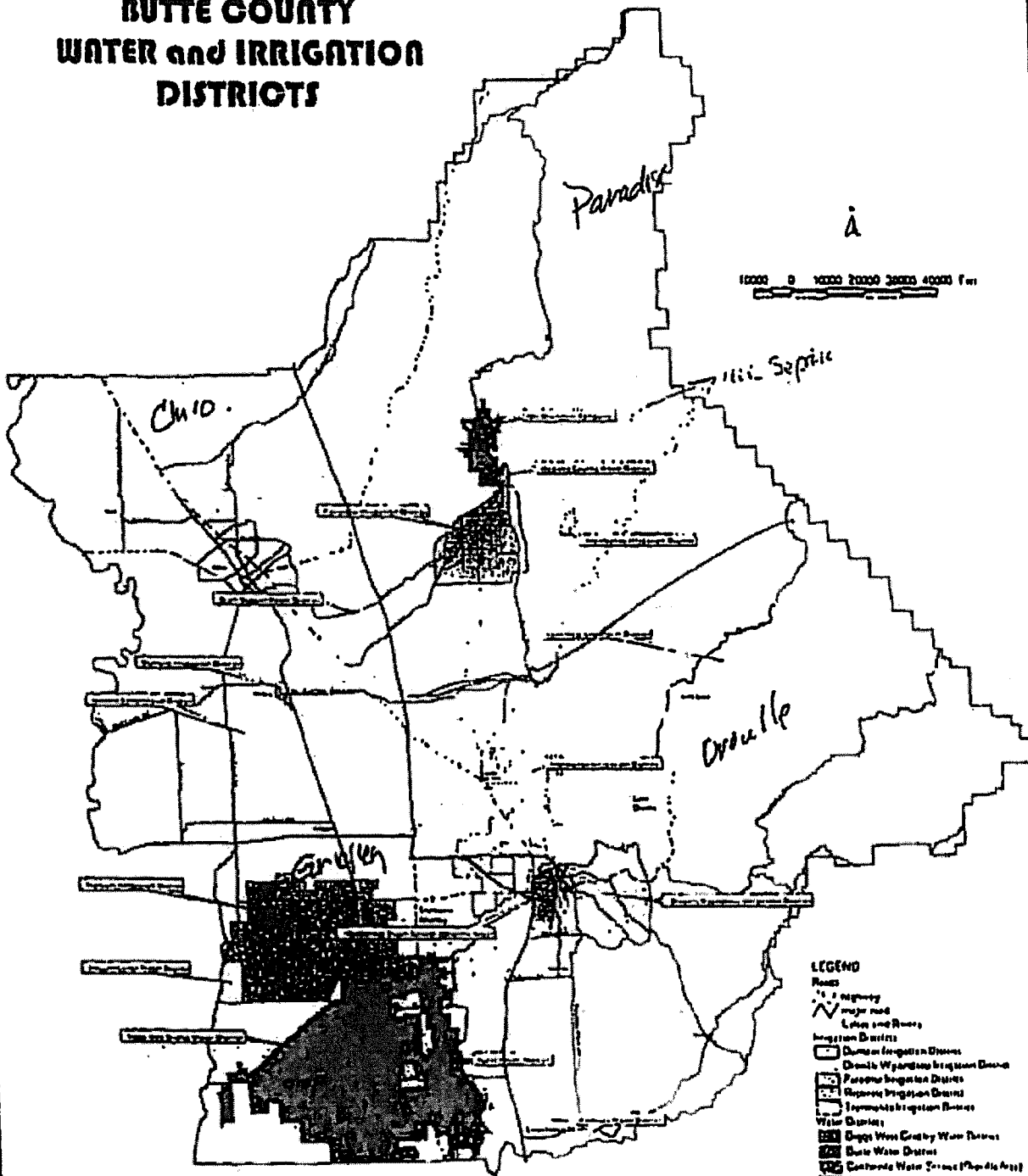
Heating

- Electric
- Natural Gas
- Propane
- Fuel Oil

Cooling

- Other Electric – Lighting, Refrigeration, Misc.

BUTTE COUNTY WATER and IRRIGATION DISTRICTS



10000 0 10000 20000 30000 40000 Feet

- LEGEND**
- Highway
 - Major road
 - Lakes and Rivers
 - Irrigation Districts**
 - ▭ Chico Irrigation District
 - ▭ Oroville Water Right Irrigation District
 - ▭ Paradise Irrigation District
 - ▭ Paradise Irrigation District
 - ▭ Paradise Irrigation District
 - ▭ Paradise Irrigation District
 - Water Districts**
 - ▭ Biggs Water Control Water District
 - ▭ Butte Water District
 - ▭ Central Water District (Phonetic Area)
 - ▭ Chico Water District
 - ▭ Grand National Water District
 - ▭ Lake Madama Water District
 - ▭ Mill Seppie Water District
 - ▭ Paradise Water District
 - ▭ Water Canal Water District

BUTTE COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES
225 S. GARDNER
CHICO, CALIFORNIA 95926

Butte County
Biggs Water Area

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp.09/30/2024)

Locality		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Biggs Water Area--High Efficiency Allowances		Single Family					10/1/2022	
Utility or Service	Monthly Dollar Allowances							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Heating	Natural Gas	9	14	15	18	22	23	
	Bottle Gas	31	37	52	63	75	79	
	Electric	20	24	33	40	46	50	
	Electric Heat Pump	19	22	31	37	43	47	
	Fuel Oil	0	0	0	0	0	0	
Cooking	Natural Gas	4	4	5	5	6	6	
	Bottle Gas	14	15	17	18	20	22	
	Electric	11	13	15	16	18	20	
Other Electric		21	22	28	31	37	42	
Air Conditioning	Refrigerated Air	11	13	18	21	25	26	
	Evap Cooling	2	2	3	3	4	5	
Water Heating	Natural Gas	4	4	7	9	10	12	
	Bottle Gas	14	15	24	30	36	41	
	Electric	11	13	20	24	29	33	
Water		55	55	55	55	55	55	
Sewer		74	74	74	74	74	74	
Trash Collection		38	38	38	38	38	38	
Range		6	6	6	6	6	6	
Refrigerator		7	7	7	7	7	7	
Other -specify	Electric	6	6	6	6	6	6	
Customer Charge	Natural Gas	4	4	4	4	4	4	
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.						Utility or Service	per month cost	
Name of Family						Heating	\$	
						Cooking		
Address of Unit						Other Electric		
						Air Conditioning		
Number of Bedrooms						Water Heating		
						Water		
						Sewer		
						Trash Collection		
						Range/Microwave		
						Refrigerator		
						Other		
						Total	\$	

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp.09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte Biggs Water Area--High Efficiency Allowances		Duplex		10/1/2022			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	8	12	13	16	18	20
	Bottle Gas	27	32	44	54	64	67
	Electric	17	20	28	34	39	43
	Electric Heat Pump	16	19	26	32	36	40
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric	11	13	15	16	18	20
Other Electric		21	22	28	31	37	42
Air Conditioning	Refrigerated Air	9	11	15	18	21	22
	Evap Cooling	2	2	3	3	4	5
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric	11	13	20	24	29	33
Water		55	55	55	55	55	55
Sewer		74	74	74	74	74	74
Trash Collection		38	38	38	38	38	38
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Electric		6	6	6	6	6	6
Customer Charge Natural Gas		4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.		Utility or Service		per month cost			
Name of Family		Heating					
		Cooking					
Address of Unit		Other Electric					
		Air Conditioning					
Number of Bedrooms		Water Heating					
		Water					
		Sewer					
		Trash Collection					
		Range/Microwave					
		Refrigerator					
		Other					
		Total					

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0189
(exp.09/30/2024)

Locality Housing Authority of the County of Butte Biggs Water Area--High Efficiency Allowances		Unit Type Flat/Garden/High Rise Apt		Date (mm/dd/yyyy) 10/1/2022			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	7	11	12	15	17	18
	Bottle Gas	25	30	42	50	60	63
	Electric	16	19	27	32	37	40
	Electric Heat Pump	15	18	25	30	34	37
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric	11	13	15	16	18	20
Other Electric		21	22	28	31	37	42
Air Conditioning	Refrigerated Air	9	10	14	17	20	21
	Evap Cooling	2	2	3	3	4	5
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric	11	13	20	24	29	33
Water		55	55	55	55	55	55
Sewer		74	74	74	74	74	74
Trash Collection		38	38	38	38	38	38
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	Electric	6	6	6	6	6	6
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
				Water Heating			
Number of Bedrooms				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
				Other			
				Total			

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$55.00
1	1.2	\$55.00
2	2.6	\$55.00
3	3.7	\$55.00
4	5.3	\$55.00
5	6.4	\$55.00

Water & Sewage Rate Schedule

Base Charge:		55
Energy Charge:		.
First	70 CCF	\$0.00000
10070 Next	10,000 CCF	\$0.82000
20070 Next	10,000 CCF	\$0.82000
30000 Next	10,000 CCF	\$0.82000
Cost Adjustment:		0
Tax:		0%

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (Gallons)	Allowance per Month
0	793.9	\$74.40
1	873.3	\$74.40
2	1984.7	\$74.40
3	2778.6	\$74.40
4	3969.4	\$74.40
5	4763.3	\$74.40

Water & Sewage Rate Schedule

Base Charge:	74.4
Energy Charge:	
First	1,000 Gallons \$0.00000
11000 Next	10,000 Gallons \$0.00000
21000 Next	10,000 Gallons \$0.00000
30000 Next	10,000 Gallons \$0.00000
Cost Adjustment:	0
Tax:	0%

Butte County
Chico Water Area

**Allowances for Tenant-
Utilities and
Other Services**

**Furnished U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing**

OMB Approval No. 2577-0169
(exp. 08/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte Chico Water Area--High Efficiency Allowances		Single Family		10/01/22			
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	14	15	18	22	23
	Bottle Gas	31	37	52	63	75	79
	Electric PG & E	27	32	45	54	61	67
	Electric Heat Pump	25	30	42	50	57	62
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric PG & E	15	17	19	22	24	27
Other Electric	28	30	37	41	50	56	
Air Conditioning	Refrigerated Air	14	17	24	28	33	35
	Evap Cooling	3	3	4	4	5	7
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric PG & E	15	17	27	32	38	44
Water	Chico	18	18	21	22	25	27
Sewer	Chico	24	24	24	24	24	24
Trash Collector Recology		32	32	32	32	32	32
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	Electric PG & E	10	10	10	10	10	10
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating		\$	
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
Number of Bedrooms				Other			
				Total		\$	

Allowances for Tenant-Utilities and Other Services

Furnished U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte Chico Water Area--High Efficiency Allowances		Duplex		10/01/22			
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	8	12	13	16	18	20
	Bottle Gas	27	32	44	54	64	67
	Electric PG & E	23	27	38	45	52	57
	Electric Heat Pump	21	25	35	42	49	53
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric PG & E	15	17	19	22	24	27
Other Electric	28	30	37	41	50	56	
Air Conditioning	Refrigerated Air	12	15	20	24	28	30
	Evap Cooling	3	3	4	4	5	7
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric PG & E	15	17	27	32	38	44
Water	Chico	10	10	10	10	10	10
Sewer	Chico	10	10	10	10	10	10
Trash Collector Recology		32	32	32	32	32	32
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	Electric PG & E	10	10	10	10	10	10
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
Number of Bedrooms				Other			
				Total			

Allowances for Tenant-Utilities and Other Services

Furnished U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte Chico Water Area--High Efficiency Allowances		Flat/Garden/High Rise Apt		10/01/22			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	7	11	12	15	17	18
	Bottle Gas	25	30	42	50	60	63
	Electric PG & E	22	26	36	43	49	54
	Electric Heat Pump	20	24	33	40	46	50
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric PG & E	15	17	19	22	24	27
Other Electric		28	30	37	41	50	56
Air Conditioning	Refrigerated Air	11	14	19	23	27	28
	Evap Cooling	2	2	3	3	4	5
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric PG & E	15	17	27	32	38	44
Water	Chico	10	10	10	10	10	10
Sewer	Chico	10	10	10	10	10	10
Trash Collector	Recology	32	32	32	32	32	32
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	Electric PG & E	10	10	10	10	10	10
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
Number of Bedrooms				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
				Other			
				Total			

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$18.30
1	1.2	\$18.46
2	2.6	\$20.71
3	3.7	\$22.47
4	5.3	\$25.04
5	6.4	\$26.80

Water & Sewage Rate Schedule

Base Charge:		15.75
Energy Charge:		
First	10 CCF	\$1.52750
24 Next	14 CCF	\$1.91020
55 Next	31 CCF	\$2.86540
10045 Next	10,000 CCF	\$2.86540
Cost Adjustment:		0
Tax:		5%

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Cltsh	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$24.13
1	1.2	\$24.13
2	2.6	\$24.13
3	3.7	\$24.13
4	5.3	\$24.13
5	6.4	\$24.13

Water & Sewage Rate Schedule

Base Charge:		22.98
Energy Charge:		
First	100 CCF	\$0.00000
2200 Next	2,100 CCF	\$0.00000
3200 Next	1,000 CCF	\$0.00000
13100 Next	10,000 CCF	\$0.00000
Cost Adjustment:		0
Tax:		5%

Butte County
Durham Water Area

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp 09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte Durham Irrigation District-High Efficiency Allowances		Single Family		10/01/22			
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	14	15	18	22	23
	Bottle Gas	31	37	52	63	75	79
	Electric PG & E	27	32	45	54	61	67
	Electric Heat Pump	25	30	42	50	57	62
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric PG & E	15	17	19	22	24	27
Other Electric		28	30	37	41	50	56
Air Conditioning	Refrigerated Air	14	17	24	28	33	35
	Evap Cooling	3	3	4	4	5	7
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric PG & E	15	17	27	32	38	44
Water	Durham	36	36	38	39	40	41
Sewer	Chico	24	24	24	24	24	24
Trash Collector Recology		32	32	32	32	32	32
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	Electric P G & E	10	10	10	10	10	10
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating		\$	
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
Number of Bedrooms				Other			
				Total		\$	

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2024)

Locality		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte Durham Irrigation District--High Efficiency Allowances		Duplex						10/01/22
Utility or Service	Monthly Dollar Allowances							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Heating	Natural Gas	8	12	13	16	18	20	
	Bottle Gas	27	32	44	54	64	67	
	Electric PG & E	23	27	38	45	52	57	
	Electric Heat Pump	21	25	35	42	49	53	
	Fuel Oil	0	0	0	0	0	0	
Cooking	Natural Gas	4	4	5	5	6	6	
	Bottle Gas	14	15	17	18	20	22	
	Electric PG & E	15	17	19	22	24	27	
Other Electric		28	30	37	41	50	56	
Air Conditioning	Refrigerated Air	12	15	20	24	28	30	
	Evap Cooling	3	3	4	4	5	7	
Water Heating	Natural Gas	4	4	7	9	10	12	
	Bottle Gas	14	15	24	30	36	41	
	Electric PG & E	15	17	27	32	38	44	
Water	Durham	36	36	38	39	40	41	
Sewer	Chico	24	24	24	24	24	24	
Trash Collector Recology		32	32	32	32	32	32	
Range		6	6	6	6	6	6	
Refrigerator		7	7	7	7	7	7	
Other -specify Customer Charge	Electric P G & E	10	10	10	10	10	10	
	Natural Gas	4	4	4	4	4	4	
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.		Utility or Service						per month cost
Name of Family		Heating						
		Cooking						
Address of Unit		Other Electric						
		Air Conditioning						
		Water Heating						
Number of Bedrooms		Water						
		Sewer						
		Trash Collection						
		Range/Microwave						
		Refrigerator						
		Other						
		Total						

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2024)

Locality		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte Durham Irrigation District--High Efficiency Allowances		Flat/Garden/High Rise Apt						10/01/22
Utility or Service	Monthly Dollar Allowances							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Heating	Natural Gas	7	11	12	15	17	18	
	Bottle Gas	25	30	42	50	60	63	
	Electric PG & E	22	26	36	43	49	54	
	Electric Heat Pump	20	24	33	40	46	50	
	Fuel Oil	0	0	0	0	0	0	
Cooking	Natural Gas	4	4	5	5	6	6	
	Bottle Gas	14	15	17	18	20	22	
	Electric PG & E	15	17	19	22	24	27	
Other Electric	28	30	37	41	50	56		
Air Conditioning	Refrigerated Air	11	14	19	23	27	28	
	Evap Cooling	2	2	3	3	4	5	
Water Heating	Natural Gas	4	4	7	9	10	12	
	Bottle Gas	14	15	24	30	36	41	
	Electric PG & E	15	17	27	32	38	44	
Water	Durham	36	36	38	39	40	41	
Sewer	Chico	24	24	24	24	24	24	
Trash Collector Recology		32	32	32	32	32	32	
Range		6	6	6	6	6	6	
Refrigerator		7	7	7	7	7	7	
Other -specify Customer Charge	Electric P G & E	10	10	10	10	10	10	
	Natural Gas	4	4	4	4	4	4	
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.		Utility or Service					per month cost	
Name of Family		Heating						
		Cooking						
Address of Unit		Other Electric						
		Air Conditioning						
		Water Heating						
Number of Bedrooms		Water						
		Sewer						
		Trash Collection						
		Range/Microwave						
		Refrigerator						
		Other						
		Total						

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$36.17
1	1.2	\$36.27
2	2.6	\$37.67
3	3.7	\$38.77
4	5.3	\$40.37
5	6.4	\$41.47

Water & Sewage Rate Schedule

Base Charge:		35.07
Energy Charge:		
First	10 CCF	\$1.00000
31 Next	21 CCF	\$1.00000
62 Next	31 CCF	\$1.00000
10052 Next	10,000 CCF	\$1.00000
Cost Adjustment:		0
Tax:		0%

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$23.67
1	1.2	\$23.67
2	2.6	\$23.67
3	3.7	\$23.67
4	5.3	\$23.67
5	6.4	\$23.67

Water & Sewage Rate Schedule

Base Charge:		23.67
Energy Charge:		
First	100 CCF	\$0.00000
2200 Next	2,100 CCF	\$0.00000
3200 Next	1,000 CCF	\$0.00000
13100 Next	10,000 CCF	\$0.00000
Cost Adjustment:		0
Tax:		0%

Butte County
Gridley Water Area

Allowances for Tenant-Utilities and Other Services

Furnished U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0189
(exp 09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)				
Housing Authority of the County of Butte Gridley Water Area-High Efficiency Allowances		Single Family		10/1/2022				
Utility or Service	Monthly Dollar Allowances							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Heating	Natural Gas	9	14	15	18	22	23	
	Bottle Gas	31	37	52	63	75	79	
	Electric	21	25	35	42	48	53	
	Electric Heat Pump	20	24	33	39	45	49	
	Fuel Oil	0	0	0	0	0	0	
Cooking	Natural Gas	4	4	5	5	6	6	
	Bottle Gas	14	15	17	18	20	22	
	Electric	11	13	15	17	19	21	
Other Electric	22	23	29	32	39	44		
Air Conditioning	Refrigerated Air	11	14	19	22	26	28	
	Evap Cooling	2	2	3	3	4	5	
Water Heating	Natural Gas	4	4	7	9	10	12	
	Bottle Gas	14	15	24	30	36	41	
	Electric	12	13	21	25	30	35	
Water	31	31	32	33	35	36		
Sewer	52	52	52	52	52	52		
Trash Collection	32	32	32	32	32	32		
Range	6	6	6	6	6	6		
Refrigerator	7	7	7	7	7	7		
Other -specify	Electric	13	13	13	13	13	13	
Customer Charge	Natural Gas	4	4	4	4	4	4	
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.		Utility or Service					per month cost	
Name of Family		Heating					\$	
		Cooking						
Address of Unit		Other Electric						
		Air Conditioning						
		Water Heating						
Number of Bedrooms		Water						
		Sewer						
		Trash Collection						
		Range/Microwave						
		Refrigerator						
		Other						
		Total					\$	

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp 09/30/2024)

Locality		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte Gridley Water Area--High Efficiency Allowances		Duplex						10/1/2022
Utility or Service	Monthly Dollar Allowances							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Heating	Natural Gas	8	12	13	16	18	20	
	Bottle Gas	27	32	44	54	64	67	
	Electric	18	21	30	36	41	45	
	Electric Heat Pump	17	20	28	33	38	42	
	Fuel Oil	0	0	0	0	0	0	
Cooking	Natural Gas	4	4	5	5	6	6	
	Bottle Gas	14	15	17	18	20	22	
	Electric	11	13	15	17	19	21	
Other Electric	22	23	29	32	39	44		
Air Conditioning	Refrigerated Air	10	12	16	19	22	24	
	Evap Cooling	2	2	3	3	4	5	
Water Heating	Natural Gas	4	4	7	9	10	12	
	Bottle Gas	14	15	24	30	36	41	
	Electric	12	13	21	25	30	35	
Water	31	31	32	33	35	36		
Sewer	52	52	52	52	52	52		
Trash Collection	32	32	32	32	32	32		
Range	6	6	6	6	6	6		
Refrigerator	7	7	7	7	7	7		
Other -specify Customer Charge	Electric	13	13	13	13	13	13	
	Natural Gas	4	4	4	4	4	4	
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.		Utility or Service						per month cost
Name of Family		Heating						
		Cooking						
Address of Unit		Other Electric						
		Air Conditioning						
		Water Heating						
Number of Bedrooms		Water						
		Sewer						
		Trash Collection						
		Range/Microwave						
		Refrigerator						
		Other						
		Total						

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0168
(exp. 09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt		10/1/2022			
Gridley Water Area--High Efficiency Allowances							
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	7	11	12	15	17	18
	Bottle Gas	25	30	42	50	60	63
	Electric	17	20	28	34	39	42
	Electric Heat Pump	16	19	26	31	36	39
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric	11	13	15	17	19	21
Other Electric	22	23	29	32	39	44	
Air Conditioning	Refrigerated Air	9	11	15	18	21	22
	Evap Cooling	2	2	2	3	3	4
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric	12	13	21	25	30	35
Water		31	31	32	33	35	36
Sewer		52	52	52	52	52	52
Trash Collection		32	32	32	32	32	32
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	Electric	13	13	13	13	13	13
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
Number of Bedrooms				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
				Other			
				Total			

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (Gallons)	Allowance per Month
0	793.9	\$30.54
1	873.3	\$30.64
2	1984.7	\$32.11
3	2778.6	\$33.16
4	3969.4	\$34.73
5	4763.3	\$35.78

Water & Sewage Rate Schedule

Base Charge:	29.49
Energy Charge:	
First	1,000 Gallons \$0.00132
11000 Next	10,000 Gallons \$0.00132
21000 Next	10,000 Gallons \$0.00132
30000 Next	10,000 Gallons \$0.00132
Cost Adjustment:	0
Tax:	0%

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Tollet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (Gallons)	Allowance per Month
0	793.9	\$52.20
1	873.3	\$52.20
2	1984.7	\$52.20
3	2778.6	\$52.20
4	3969.4	\$52.20
5	4763.3	\$52.20

Water & Sewage Rate Schedule

Base Charge:	52.2
Energy Charge:	
First	1,000 Gallons \$0.00000
11000 Next	10,000 Gallons \$0.00000
21000 Next	10,000 Gallons \$0.00000
30000 Next	10,000 Gallons \$0.00000
Cost Adjustment:	0
Tax:	0%

Butte County
Magalia Water Area

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0189
(exp. 09/30/2024)

Locality		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte Magalia Water Area--High Efficiency Allowances		Single Family						10/01/22
Utility or Service	Monthly Dollar Allowances							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Heating	Natural Gas	9	14	15	18	22	23	
	Bottle Gas	31	37	52	63	75	79	
	Electric PG & E	27	32	45	54	61	67	
	Electric Heat Pump	25	30	42	50	57	62	
	Fuel Oil	0	0	0	0	0	0	
Cooking	Natural Gas	4	4	5	5	6	6	
	Bottle Gas	14	15	17	18	20	22	
	Electric PG & E	15	17	19	22	24	27	
Other Electric		28	30	37	41	50	56	
Air Conditioning	Refrigerated Air	14	17	24	28	33	35	
	Evap Cooling	3	3	4	4	5	7	
Water Heating	Natural Gas	4	4	7	9	10	12	
	Bottle Gas	14	15	24	30	36	41	
	Electric PG & E	15	17	27	32	38	44	
Water	Magalia	49	50	56	60	66	71	
Sewer	N/A	0	0	0	0	0	0	
Trash Collector NRWS		33	33	33	33	33	33	
Range		6	6	6	6	6	6	
Refrigerator		7	7	7	7	7	7	
Other -specify Customer	Electric PG & E	10	10	10	10	10	10	
	Natural Gas	4	4	4	4	4	4	
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.		Utility or Service		per month cost				
Name of Family		Heating		\$				
		Cooking						
Address of Unit		Other Electric						
		Air Conditioning						
Number of Bedrooms		Water Heating						
		Water						
		Sewer						
		Trash Collection						
		Range/Microwave						
		Refrigerator						
		Other						
		Total		\$				

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte Magalia Water Area--High Efficiency Allowances		Duplex		10/01/22			
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	8	12	13	16	18	20
	Bottle Gas	27	32	44	54	64	67
	Electric PG & E	23	27	38	45	52	57
	Electric Heat Pump	21	25	35	42	49	53
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric PG & E	15	17	19	22	24	27
Other Electric	28	30	37	41	50	56	
Air Conditioning	Refrigerated Air	12	15	20	24	28	30
	Evap Cooling	3	3	4	4	5	7
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric PG & E	15	17	27	32	38	44
Water	Magalia	49	50	56	60	66	71
Sewer	N/A	0	0	0	0	0	0
Trash Collector	NRWS	33	33	33	33	33	33
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer	Electric PG & E	10	10	10	10	10	10
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
				Water Heating			
Number of Bedrooms				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
				Other			
				Total			

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte Magalia Water Area--High Efficiency Allowances		Flat/Garden/High Rise Apt		10/01/22			
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	7	11	12	15	17	18
	Bottle Gas	25	30	42	50	60	63
	Electric PG & E	22	26	36	43	49	54
	Electric Heat Pump	20	24	33	40	46	50
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric PG & E	15	17	19	22	24	27
Other Electric	28	30	37	41	50	56	
Air Conditioning	Refrigerated Air	11	14	19	23	27	28
	Evap Cooling	2	2	3	3	4	5
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric PG & E	15	17	27	32	38	44
Water	Magalia	49	50	56	60	66	71
Sewer	N/A	0	0	0	0	0	0
Trash Collection	NRWS	33	33	33	33	33	33
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer	Electric PG & E	10	10	10	10	10	10
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
Number of Bedrooms				Other			
				Total			

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (Gallons)	Allowance per Month
0	793.9	\$49.41
1	873.3	\$49.84
2	1984.7	\$55.79
3	2778.6	\$60.05
4	3969.4	\$66.43
5	4763.3	\$70.68

Water & Sewage Rate Schedule

Base Charge:	44.27
Energy Charge:	
First	1,000 Gallons \$0.00525
11000 Next	10,000 Gallons \$0.00525
21000 Next	10,000 Gallons \$0.00525
30000 Next	10,000 Gallons \$0.00525
Cost Adjustment:	0
Tax:	2%

Butte County
Oroville Water Area

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2024)

Locality		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Oroville Water Area--High Efficiency Allowances		Single Family					10/01/22	
Utility or Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	14	15	18	22	23	
	Bottle Gas	31	37	52	63	75	79	
	Electric PG & E	27	32	45	54	61	67	
	Electric Heat Pump	25	30	42	50	57	62	
	Fuel Oil	0	0	0	0	0	0	
Cooking	Natural Gas	4	4	5	5	6	6	
	Bottle Gas	14	15	17	18	20	22	
	Electric PG & E	15	17	19	22	24	27	
Other Electric		28	30	37	41	50	56	
Air Conditioning	Refrigerated Air	14	17	24	28	33	35	
	Evap Cooling	3	3	4	4	5	7	
Water Heating	Natural Gas	4	4	7	9	10	12	
	Bottle Gas	14	15	24	30	36	41	
	Electric PG & E	15	17	27	32	38	44	
Water	Oroville	32	33	39	43	50	55	
	Thermalito	30	30	32	33	35	36	
Sewer	Oroville	37	37	37	37	37	37	
	Thermalito	33	33	33	33	33	33	
Trash Collector Recology		32	32	32	32	32	32	
Range		6	6	6	6	6	6	
Refrigerator		7	7	7	7	7	7	
Other -specify Customer Charge	Electric PG & E	10	10	10	10	10	10	
	Natural Gas	4	4	4	4	4	4	
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.					Utility or Service			
Name of Family					Heating		\$	
					Cooking			
Address of Unit					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Range/Microwave			
					Refrigerator			
Number of Bedrooms					Other			
					Total		\$	

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0189
(exp. 09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte Oroville Water Area--High Efficiency Allowances		Duplex		10/01/22			
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	8	12	13	16	18	20
	Bottle Gas	27	32	44	54	64	67
	Electric PG & E	23	27	38	45	52	57
	Electric Heat Pump	21	25	35	42	49	53
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric PG & E	15	17	19	22	24	27
Other Electric		28	30	37	41	50	56
Air Conditioning	Refrigerated Air	12	15	20	24	28	30
	Evap Cooling	3	3	4	4	5	7
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric PG & E	15	17	27	32	38	44
Water	Oroville	32	33	39	43	50	55
	Thermalito	30	30	32	33	35	36
Sewer	Oroville	37	37	37	37	37	37
	Thermalito	33	33	33	33	33	33
Trash Collector Recology		32	32	32	32	32	32
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	Electric PG & E	10	10	10	10	10	10
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
Number of Bedrooms				Other			
				Total			

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0168
(exp. 09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte Oroville Water Area--High Efficiency Allowances		Flat/Garden/High Rise Apt		10/01/22			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	7	11	12	15	17	18
	Bottle Gas	25	30	42	50	60	63
	Electric PG & E	22	26	36	43	49	54
	Electric Heat Pump	20	24	33	40	46	50
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric PG & E	15	17	19	22	24	27
Other Electric		28	30	37	41	50	56
Air Conditioning	Refrigerated Air	11	14	19	23	27	28
	Evap Cooling	2	2	3	3	4	5
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric PG & E	15	17	27	32	38	44
Water	Oroville	32	33	39	43	50	55
	Thermalito	30	30	32	33	35	36
Sewer	Oroville	37	37	37	37	37	37
	Thermalito	33	33	33	33	33	33
Trash Collector Recology		32	32	32	32	32	32
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	Electric PG & E	10	10	10	10	10	10
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
				Water Heating			
Number of Bedrooms				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
				Other			
				Total			

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Cltls	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$31.36
1	1.2	\$31.62
2	2.6	\$35.28
3	3.7	\$38.15
4	5.3	\$42.33
5	6.4	\$45.20

Water & Sewage Rate Schedule

Base Charge:		28.49
Energy Charge:		
First	7 CCF	\$2.61090
13 Next	6 CCF	\$3.33760
113 Next	100 CCF	\$5.15460
206 Next	100 CCF	\$5.15460
Cost Adjustment:		0
Tax:		0%

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Ciths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$29.65
1	1.2	\$29.73
2	2.6	\$30.76
3	3.7	\$31.58
4	5.3	\$32.76
5	6.4	\$33.58

Water & Sewage Rate Schedule

Base Charge:		28.84
Energy Charge:		
First	800 CCF	\$0.74000
2200 Next	1,400 CCF	\$0.74000
12200 Next	10,000 CCF	\$0.74000
21400 Next	10,000 CCF	\$0.74000
Cost Adjustment:		0
Tax:		0%

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Cltbs	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$37.41
1	1.2	\$37.41
2	2.6	\$37.41
3	3.7	\$37.41
4	5.3	\$37.41
5	6.4	\$37.41

Water & Sewage Rate Schedule

Base Charge:		37.41
Energy Charge:		
First	7 CCF	\$0.00000
17 Next	10 CCF	\$0.00000
107 Next	90 CCF	\$0.00000
190 Next	90 CCF	\$0.00000
Cost Adjustment:		0
Tax:		0%

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Cltls	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$33.27
1	1.2	\$33.27
2	2.6	\$33.27
3	3.7	\$33.27
4	5.3	\$33.27
5	6.4	\$33.27

Water & Sewage Rate Schedule

Base Charge:		33.27
Energy Charge:		
First	100 CCF	\$0.00000
2200 Next	2,100 CCF	\$0.00000
3200 Next	1,000 CCF	\$0.00000
13100 Next	10,000 CCF	\$0.00000
Cost Adjustment:		0
Tax:		0%

Butte County
Paradise Water Area

**Allowances for Tenant-
Furnished Utilities and
Other Services**

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2024)

Locality		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte Paradise Water Area--High Efficiency Allowances		Single Family						10/01/22
Utility or Service	Monthly Dollar Allowances							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Heating	Natural Gas	9	14	15	18	22	23	
	Bottle Gas	31	37	52	63	75	79	
	Electric PG & E	27	32	45	54	61	67	
	Electric Heat Pump	25	30	42	50	57	62	
	Fuel Oil	0	0	0	0	0	0	
Cooking	Natural Gas	4	4	5	5	6	6	
	Bottle Gas	14	15	17	18	20	22	
	Electric PG & E	15	17	19	22	24	27	
Other Electric		28	30	37	41	50	56	
Air Conditioning	Refrigerated Air	14	17	24	28	33	35	
	Evap Cooling	3	3	4	4	5	7	
Water Heating	Natural Gas	4	4	7	9	10	12	
	Bottle Gas	14	15	24	30	36	41	
	Electric PG & E	15	17	27	32	38	44	
Water	Paradise	43	44	49	53	58	62	
Sewer	N/A	0	0	0	0	0	0	
Trash Collector NRWS		38	38	38	38	38	38	
Range		6	6	6	6	6	6	
Refrigerator		7	7	7	7	7	7	
Other -specify Customer Charge	Electric PG & E	10	10	10	10	10	10	
	Natural Gas	4	4	4	4	4	4	
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.		Utility or Service						per month cost
Name of Family		Heating						\$
		Cooking						
Address of Unit		Other Electric						
		Air Conditioning						
Number of Bedrooms		Water Heating						
		Water						
		Sewer						
		Trash Collection						
		Range/Microwave						
		Refrigerator						
		Other						
		Total						\$

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No 2577-0169
(exp. 09/30/2024)

Locality		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte Paradise Water Area--High Efficiency Allowances		Duplex						10/01/22
Utility or Service	Monthly Dollar Allowances							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Heating	Natural Gas	8	12	13	16	18	20	
	Bottle Gas	27	32	44	54	64	67	
	Electric PG & E	23	27	38	45	52	57	
	Electric Heat Pump	21	25	35	42	49	53	
	Fuel Oil	0	0	0	0	0	0	
Cooking	Natural Gas	4	4	5	5	6	6	
	Bottle Gas	14	15	17	18	20	22	
	Electric PG & E	15	17	19	22	24	27	
Other Electric		28	30	37	41	50	56	
Air Conditioning	Refrigerated Air	12	15	20	24	28	30	
	Evap Cooling	3	3	4	4	5	7	
Water Heating	Natural Gas	4	4	7	9	10	12	
	Bottle Gas	14	15	24	30	36	41	
	Electric PG & E	15	17	27	32	38	44	
Water	Paradise	43	44	49	53	58	62	
Sewer	N/A	0	0	0	0	0	0	
Trash Collector NRWS		38	38	38	38	38	38	
Range		6	6	6	6	6	6	
Refrigerator		7	7	7	7	7	7	
Other -specify Customer Charge	Electric PG & E	10	10	10	10	10	10	
	Natural Gas	4	4	4	4	4	4	
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.		Utility or Service						per month cost
Name of Family		Heating						
		Cooking						
Address of Unit		Other Electric						
		Air Conditioning						
		Water Heating						
Number of Bedrooms		Water						
		Sewer						
		Trash Collection						
		Range/Microwave						
		Refrigerator						
		Other						
		Total						

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte Paradise Water Area--High Efficiency Allowances		Flat/Garden/High Rise Apt		10/01/22			
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	7	11	12	15	17	18
	Bottle Gas	25	30	42	50	60	63
	Electric PG & E	22	26	36	43	49	54
	Electric Heat Pump	20	24	33	40	46	50
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric PG & E	15	17	19	22	24	27
Other Electric	28	30	37	41	50	56	
Air Conditioning	Refrigerated Air	11	14	19	23	27	28
	Evap Cooling	2	2	3	3	4	5
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric PG & E	15	17	27	32	38	44
Water	Paradise	43	44	49	53	58	62
Sewer	N/A	0	0	0	0	0	0
Trash Collection NRWS		38	38	38	38	38	38
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	Electric PG & E	10	10	10	10	10	10
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
				Water Heating			
				Water			
				Sewer			
Number of Bedrooms				Trash Collection			
				Range/Microwave			
				Refrigerator			
				Other			
				Total			

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$43.13
1	1.2	\$43.50
2	2.6	\$48.57
3	3.7	\$52.56
4	5.3	\$58.36
5	6.4	\$62.34

Water & Sewage Rate Schedule

Base Charge:		38.38
Energy Charge:		
First	8 CCF	\$3.55300
15 Next	7 CCF	\$3.55300
31 Next	16 CCF	\$3.55300
123 Next	100 CCF	\$3.55300
Cost Adjustment:		0
Tax:		2%

Glenn County
Orland Water Area

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0189
(exp. 09/30/2024)

Locality		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte Glenn County-Oriand Water Area--High Efficiency Allowances		Single Family						10/01/22
Utility or Service	Monthly Dollar Allowances							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Heating	Natural Gas	9	14	15	18	22	23	
	Bottle Gas	31	37	52	63	75	79	
	Electric PGE	27	32	45	54	61	67	
	Electric Heat Pump	25	30	42	50	57	62	
	Fuel Oil	0	0	0	0	0	0	
Cooking	Natural Gas	4	4	5	5	6	6	
	Bottle Gas	14	15	17	18	20	22	
	Electric PGE	15	17	19	22	24	27	
Other Electric	28	30	37	41	50	56		
Air Conditioning	Refrigerated Air	14	17	24	28	33	35	
	Evap Cooling	3	3	4	4	5	7	
Water Heating	Natural Gas	4	4	7	9	10	12	
	Bottle Gas	14	15	24	30	36	41	
	Electric PGE	15	17	27	32	38	44	
Water	In-City	32	32	32	32	32	32	
	Out-City	64	64	64	64	64	64	
Sewer	In-City	31	31	31	31	31	31	
	Out-City	62	62	62	62	62	62	
Trash Collector In-City	30	30	30	30	30	30		
Trash Collector County	30	30	30	30	30	30		
Range	6	6	6	6	6	6		
Refrigerator	7	7	7	7	7	7		
Other -specify Customer Charge	Electric PGE	10	10	10	10	10	10	
	Natural Gas	4	4	4	4	4	4	
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.							Utility or Service	per month cost
Name of Family							Heating	\$
							Cooking	
Address of Unit							Other Electric	
							Air Conditioning	
Number of Bedrooms							Water Heating	
							Water	
							Sewer	
							Trash Collection	
							Range/Microwave	
							Refrigerator	
							Other	
							Total	\$

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No 2577-0169
(exp. 09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte Glenn County-Orland Water Area-High Efficiency Allowances		Duplex		10/01/22			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	8	12	13	16	18	20
	Bottle Gas	27	32	44	54	64	67
	Electric PGE	23	27	38	45	52	57
	Electric Heat Pump	21	25	35	42	49	53
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric PGE	15	17	19	22	24	27
Other Electric		28	30	37	41	50	56
Air Conditioning	Refrigerated Air	12	15	20	24	28	30
	Evap Cooling	3	3	4	4	5	7
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric PGE	15	17	27	32	38	44
Water	In-City	32	32	32	32	32	32
	Out-City	64	64	64	64	64	64
Sewer	In-City	31	31	31	31	31	31
	Out-City	62	62	62	62	62	62
Trash Collector	In-City	30	30	30	30	30	30
Trash Collector	County	30	30	30	30	30	30
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	Electric PGE	10	10	10	10	10	10
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
				Water Heating			
Number of Bedrooms				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
				Other			
				Total			

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte Glenn County-Orland Water Area--High Efficiency Allowances		Flat/Garden/High Rise Apt		10/01/22			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	7	11	12	15	17	18
	Bottle Gas	25	30	42	50	60	63
	Electric PGE	22	26	36	43	49	54
	Electric Heat Pump	20	24	33	40	46	50
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric PGE	15	17	19	22	24	27
Other Electric		28	30	37	41	50	56
Air Conditioning	Refrigerated Air	11	14	19	23	27	28
	Evap Cooling	2	2	3	3	4	5
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric PGE	15	17	27	32	38	44
Water	In-City	32	32	32	32	32	32
	Out-City	64	64	64	64	64	64
Sewer	In-City	31	31	31	31	31	31
	Out-City	62	62	62	62	62	62
Trash Collector In-City		30	30	30	30	30	30
Trash Collector County		30	30	30	30	30	30
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	Electric PGE	10	10	10	10	10	10
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.					Utility or Service		per month cost
Name of Family					Heating		
					Cooking		
Address of Unit					Other Electric		
					Air Conditioning		
Number of Bedrooms					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
					Refrigerator		
					Other		
					Total		

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (Gallons)	Allowance per Month
0	793.9	\$31.66
1	873.3	\$31.66
2	1984.7	\$31.66
3	2778.6	\$31.66
4	3969.4	\$31.66
5	4763.3	\$31.66

Water & Sewage Rate Schedule

Base Charge:		31.66
Energy Charge:		
First	15,000 Gallons	\$0.00000
25000 Next	10,000 Gallons	\$0.00170
35000 Next	10,000 Gallons	\$0.00170
30000 Next	10,000 Gallons	\$0.00170
Cost Adjustment:		0
Tax:		0%

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (Gallons)	Allowance per Month
0	793.9	\$63.62
1	873.3	\$63.62
2	1984.7	\$63.62
3	2778.6	\$63.62
4	3969.4	\$63.62
5	4763.3	\$63.62

Water & Sewage Rate Schedule

Base Charge:		63.62
Energy Charge:		
First	15,000 Gallons	\$0.00000
25000 Next	10,000 Gallons	\$0.00341
35000 Next	10,000 Gallons	\$0.00341
30000 Next	10,000 Gallons	\$0.00341
Cost Adjustment:		0
Tax:		0%

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (Gallons)	Allowance per Month
0	793.9	\$30.81
1	873.3	\$30.81
2	1984.7	\$30.81
3	2778.6	\$30.81
4	3969.4	\$30.81
5	4763.3	\$30.81

Water & Sewage Rate Schedule

Base Charge:		30.81
Energy Charge:		
First	12,000 Gallons	\$0.00000
22000 Next	10,000 Gallons	\$0.00000
32000 Next	10,000 Gallons	\$0.00000
30000 Next	10,000 Gallons	\$0.00000
Cost Adjustment:		0
Tax:		0%

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	5.0	32	50	7.5	40	0.8	0.3	131	47633	3969
5 Bedroom	6.0	38	60	9.0	48	0.9	0.3	157	57159	4763
6 Bedroom	8.0	51	80	12.0	64	1.2	0.4	209	76212	6351

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (Gallons)	Allowance per Month
0	793.9	\$61.61
1	873.3	\$61.61
2	1984.7	\$61.61
3	2778.6	\$61.61
4	3969.4	\$61.61
5	4763.3	\$61.61

Water & Sewage Rate Schedule

Base Charge:		61.61
Energy Charge:		
First	12,000 Gallons	\$0.00000
22000 Next	10,000 Gallons	\$0.00000
32000 Next	10,000 Gallons	\$0.00000
30000 Next	10,000 Gallons	\$0.00000
Cost Adjustment:		0
Tax:		0%

Glenn County
Willows Water Area

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 08/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte Glenn County-Willows Water Area-High Efficiency Allowances		Single Family		10/01/22			
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	14	15	18	22	23
	Bottle Gas	31	37	52	63	75	79
	Electric PG & E	27	32	45	54	61	67
	Electric Heat Pump	25	30	42	50	57	62
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric PG & E	15	17	19	22	24	27
Other Electric	28	30	37	41	50	56	
Air Conditioning	Refrigerated Air	14	17	24	28	33	35
	Evap Cooling	3	3	4	4	5	7
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric PG & E	15	17	27	32	38	44
Water	Willows-Cal Wat	38	39	43	47	50	53
Sewer	Paid By Owner	0	0	0	0	0	0
Trash Collector City		30	30	30	30	30	30
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	Electric PG & E	10	10	10	10	10	10
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating		\$	
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
Number of Bedrooms				Refrigerator			
				Other			
				Total		\$	

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte Glenn County-Willows Water Area--High Efficiency Allowances		Duplex		10/01/22			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	8	12	13	16	18	20
	Bottle Gas	27	32	44	54	64	67
	Electric PG & E	23	27	38	45	52	57
	Electric Heat Pump	21	25	35	42	49	53
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric PG & E	15	17	19	22	24	27
Other Electric		28	30	37	41	50	56
Air Conditioning	Refrigerated Air	12	15	20	24	28	30
	Evap Cooling	3	3	4	4	5	7
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric PG & E	15	17	27	32	38	44
Water	Willows-Cal Wat	10	10	10	10	10	10
Sewer	Paid By Owner	10	10	10	10	10	10
Trash Collector City		30	30	30	30	30	30
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	Electric PG & E	10	10	10	10	10	10
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
				Water Heating			
Number of Bedrooms				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
				Other			
				Total			

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt		10/01/22			
Glenn County-Willows Water Area--High Efficiency Allowances							
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	7	11	12	15	17	18
	Bottle Gas	25	30	42	50	60	63
	Electric PG & E	22	26	36	43	49	54
	Electric Heat Pump	20	24	33	40	46	50
	Fuel Oil	0	0	0	0	0	0
Cooking	Natural Gas	4	4	5	5	6	6
	Bottle Gas	14	15	17	18	20	22
	Electric PG & E	15	17	19	22	24	27
Other Electric	28	30	37	41	50	56	
Air Conditioning	Refrigerated Air	11	14	19	23	27	28
	Evap Cooling	2	2	3	3	4	5
Water Heating	Natural Gas	4	4	7	9	10	12
	Bottle Gas	14	15	24	30	36	41
	Electric PG & E	15	17	27	32	38	44
Water	Willows-Cal Wat	10	10	10	10	10	10
Sewer	Paid By Owner	10	10	10	10	10	10
Trash Collector	City	30	30	30	30	30	30
Range		6	6	6	6	6	6
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	Electric PG & E	10	10	10	10	10	10
	Natural Gas	4	4	4	4	4	4
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
Number of Bedrooms				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
				Other			
				Total			

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.5	16	25	3.8	20	0.4	0.1	65	23816	1985
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	4.5	29	45	6.8	36	0.7	0.2	117	42869	3572
5 Bedroom	5.5	35	55	8.3	44	0.8	0.3	144	52396	4366
6 Bedroom	7.0	45	70	10.5	56	1.1	0.4	183	66686	5557

Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$38.19
1	1.2	\$38.52
2	2.6	\$43.07
3	3.7	\$46.64
4	4.8	\$50.21
5	5.8	\$53.46

Water & Sewage Rate Schedule

Base Charge:		34.62
Energy Charge:		
First	9 CCF	\$3.24890
19 Next	10 CCF	\$4.10900
44 Next	25 CCF	\$6.25930
135 Next	100 CCF	\$6.25930
Cost Adjustment:		0
Tax:		0%

April 14, 2023

Memo

To: HACB Board of Commissioners

From: Ed Mayer, Executive Director

Subject: Agenda Item No. 5.5
Fogg Avenue, Oroville Development Initiative

The Housing Authority owns a 1.1 acre site in Oroville, 2131 Fogg Avenue, located south of Nelson Boulevard, behind the HACB's Hamman Park Public Housing property. A single family home on the property has been rented since acquisition.

A development program seeking to house low-income singles in a one-story setting was used to determine that the site could yield 18 units of housing – 16 1-BR units and 2 2-BR units. Site and entitlement analysis has been completed. Next step would be design development and construction documents for bidding.

Predevelopment work includes involving a grant application consultant and architect.

It is anticipated disaster recovery CDBG-DR funds will be sought, to be complemented by State MHP, or State PLHA funds via the City, in funding the work. The HACB has committed six Section 8 vouchers for project-basing at the property.

The HACB has been given notice by the tenant, giving opportunity to the home's demolition and removal in anticipation of development.

Because of the public funding involved, and the fact that the HACB is a public entity, State Constitution Article XXXIV may require the HACB to secure City of Oroville citizens' authority to develop, by way of referendum.

Recommendation: discussion with regard to direction of development initiative.

April 14, 2023

Memo

To: HACB Board of Commissioners

From: Ed Mayer, Executive Director

Subject: Agenda Item No. 5.6
Mission Statement, Objectives, Priorities and Strategic Visioning Review.

The Housing Authority has now “recovered” from the Camp Fire Disaster, its Section 8 program just now achieving a 100% Utilization Rate for the first time since pre-disaster, and “made it through” the shifting administrative sands of Covid-19 pandemic protocols. The demands of the new development work associated with disaster response are tapering as disaster recovery funds wane.

The agency has a relatively new Board of Commissioners, a Board that has not been involved previous efforts addressing mission, vision, direction, plans and priorities, and so do not enjoy the perspective of why the agency is doing what it is doing.

It is thought prudent to re-acquaint the Board with the Mission Statement, and to re-visit the visioning that lead to the 2020A bond issuance, the 2014 Asset Management Plan, and where we now stand with physical asset considerations as a whole. The HACB has a diverse housing portfolio that has various needs and is aging, it requires thoughtful attention as to stewardship of the public asset.

Recommended is authorization of a high-level visioning exercise for the Board and Executive Staff, facilitated by a qualified affordable housing finance consultant. The exercise would look at the HACB’s assets as “game pieces”, with an eye to “how to play” them to optimize their potential in service to the mission.

April 14, 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 completed construction closing's this past month: the Eaglepointe Apartments, Paradise, and the Lincoln Street Family Apartments, Oroville. Another two are scheduled to close in 2023, and another three in 2024. Additional development agreements are anticipated. Development opportunity continues, taking advantage of federal CDBG-DR monies flowing through the State and local jurisdictions. The opportunity will taper off, however, as disaster recovery funds are exhausted.
- The HACB has committed 566 Section 8 Vouchers to 18 projects; BCAHDC has partnership interest in 13 of the 18 projects.
- Construction activity has accelerated with clear weather after the rains, which impacted scheduled completion of site work.

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 nearing completion. Lease-up activity has started, actual move-ins are scheduled for June. The HACB has opened its Section 8 Wait List for interested project-based voucher applicants. The project is in its twenty-second month of construction. 26 Section 8 vouchers are project-based at the property.

North Creek Crossings Apts II, Chico (60 units, family, CCHC/BCAHDC. Lender: Wells Fargo/Berkadia. LIHTC Investor: R4 Capital) – The twelfth 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. 13 Section 8 vouchers are project-based at the property.



North Creek Crossings Apartments I & II, Meriam 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 eight for Phase II, have been processed. The project was subject to a stop-work order by the City of Chico Building and Fire Departments, for reasons of insufficient site access fire mitigation measures, caused by the prolonged inclement weather’s impact to the site.



Deer Creek Apts, I, Chico – framed, roofed, and closed in. Ready for interior and exterior finishes.

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 fourth and final floor level. 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, Oroville – ready to lease!

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, leasing activity is underway. Phase I has processed its sixteenth construction advance; Phase II completed its eighth advance, seeing significant progress in building framing.



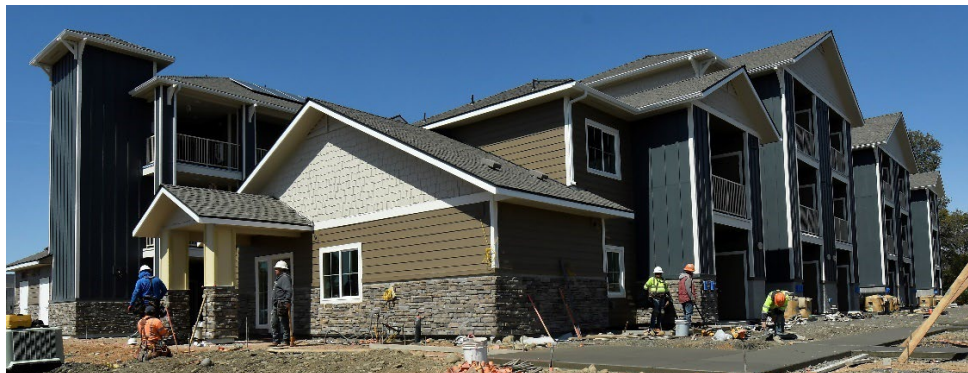
Riverbend II Apts, Oroville – framed up and roofed, waiting windows to complete building envelope



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 eighth construction draw, with the building now closed in.



Mitchell Ave Apts I, Oroville – complete and fully occupied



Mitchell Avenue Apts II – building envelope complete

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 – fully occupied

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, with occupancy scheduled for September this year.



Prospect View Apts, Oroville - framed up, roofing and windows being installed



Prospect View Apts, Oroville – this is what rain does to building sites!

Sunrise Village Apts, Gridley (37 units, seniors, The Pacific Companies/BCAHDC) The building is now closed in. The eighth 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.



Sunrise Village Senior Apts, Gridley – closed in and nearing completion

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 a few months ahead of the Liberty Bell Apartments, Orland, below. The seventh construction draw has been processed. HACB committed 25 Section 8 project-based vouchers to this low income project serving families.



Woodward Apts, Orland – framing well underway.

Liberty Bell Apts, Orland (32 units, seniors, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank, LIHTC investor: Redstone) – Building framing is underway. Removal of contaminated soils from past agricultural operations caused delay, but is now resolved. 31 Section 8 Vouchers have been committed to support of the low-income senior occupancy. Construction will be completed shortly following completion of the Woodward Apts, Orland project, above. The fourth construction draw has been processed.

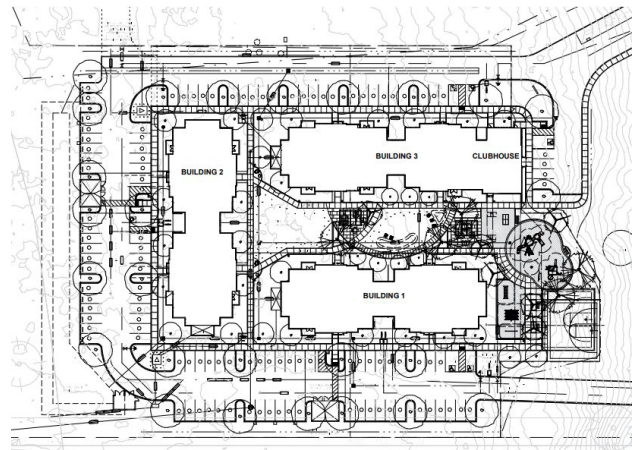


Liberty Bell Apts, Orland – foundations and underground complete, framing has begun.

Eaglepointe Apartments, Paradise (43 units, family, The Pacific Companies/BCAHDC. Lender and LIHTC investor: KeyBank) This project secured commitments of CDBG-DR funds and 9% LIHTC's, completing the financing package. The construction loan close was completed March 22nd, consummating the partnership and initiating construction. The project will be built by Pacific West Builders, and is scheduled for delivery in March 2024.



Lincoln Family Apartments, Oroville (61 units, family, The Richman Group & BCAHDC. Lender: Merchant Bank. 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 was completed April 10, 2023. The project will be built by Sunseri Construction, and is scheduled for delivery in late August 2024.

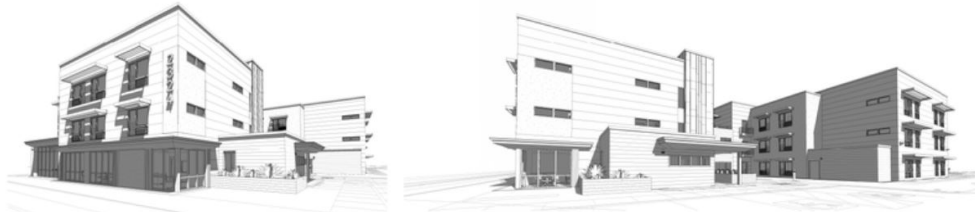


LINCOLN STREET - AFFORDABLE DEVELOPMENT
CITY OF OROVILLE

Orchard View Apartments I, Gridley (48 units, family, The Pacific Companies & BCAHDC. Lender: KeyBank, LIHTC investor: Merrit Capital.) The project was delayed by State administrative (in)action regarding Infrastructure Improvement Grant (IIG) funding. The project is now scheduled to see its construction close May 25th, with delivery in October 2024.

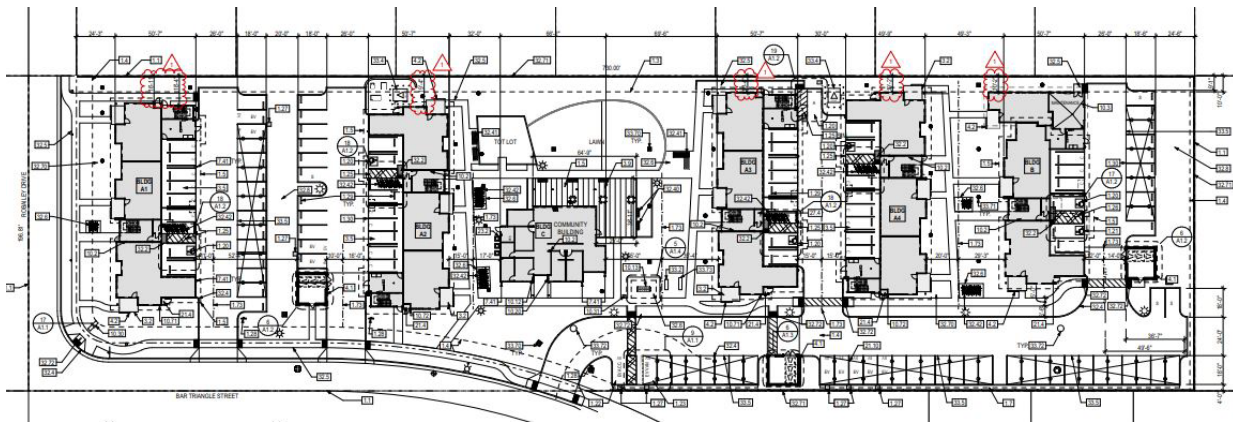


Oleander Community Housing Apartments, Chico (38-units, special needs homeless, Pacific Companies/BCAHDC. Lender and LIHTC investor unknown at this time.) 4% LIHTC funding is now sought to complete the financing package. Because of the complexity of programs and funding streams needed to for the project, the construction close is scheduled for November 2023, with unit delivery in Spring 2025.



Oleander Community Housing Apts, Chico – Architectural Renderings

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.



Bar Triangle Apts, Chico – Site Plan

Northwind Senior Apartments, Paradise – BCAHDC has been approached by The Pacific Companies to be partner in the partnership to be formed to develop a 21-unit apartment property serving seniors, located at 6893 Pentz Road, Paradise. The project has secured a commitment of CDBG-DR funds from the Town of Paradise, and seeks to use 9% LIHTC's to complete financing. Authorization of the Development Memorandum of Agreement (MOA) between BCAHDC and TPC is an agenda item for this month's Special Meeting of the BCAHDC Board of Directors.

Lincoln Senior Apartments, Oroville – The Richman Group of California (TRG) has approached BCAHDC to be partner in the partnership to be formed to develop a 65-unit property serving seniors in Oroville, immediately next to the Lincoln Family Apartment development, in which BCAHDC is already partnered with TRG. The project has received a commitment of CDBG-DR funds from the City of Oroville, and seeks 9% LIHTC and other funds to complete financing. Authorization of the Development Memorandum of Agreement (MOA) between BCAHDC and TPC is an agenda item for this month's Special Meeting of the BCAHDC Board of Directors.

April 14, 2023

Memo

To: HACB Board of Commissioners
From: Ed Mayer, Executive Director
Subject: Agenda Item No. 5.8
Valleys Edge Planning Area, Chico

The Valleys Edge development initiative in Chico has drawn significant controversy to the community. Regardless of its merits, its vision includes provision for development of affordable housing.

Because of the relevance of the significant amount of housing at stake, in a community severely short of housing, and because of the specific affordable housing opportunity that such a development provides, project developer, Bill Brouhard, has been scheduled for information and discussion.



CELEBRATING

90 YEARS

NAHIRO

**90 YEARS OF PROVIDING SAFE,
SECURE HOUSING AND BUILDING
STRONG, RESILIENT COMMUNITIES**

2023 NAHRO LEGISLATIVE AND REGULATORY AGENDA

90 YEARS OF INCREASING AFFORDABLE HOUSING, BUILDING STRONG COMMUNITIES, AND PROVIDING OPPORTUNITIES TO LOW-INCOME FAMILIES

The National Association of Housing and Redevelopment Officials (NAHRO) has worked for the past 90 years to ensure that low-income families have access to safe, secure affordable housing in strong, resilient communities across the country. With over 19,500 housing providers and professional members, NAHRO is the oldest and largest association representing Public Housing Agencies, Redevelopment Agencies, and other affordable housing and community development groups. Our members provide more than 3 million homes for more than 8 million people, most of whom are children, seniors, and people with disabilities. We must invest in our affordable housing infrastructure and community development projects to provide these critical resources to low-income families. Everyone deserves a safe, stable place to call home.

Homes for Good's The Commons on MLK (Ore.).



NAHRO PRIORITIES

BUILD AND PRESERVE NEW
AND EXISTING AFFORDABLE
HOUSING UNITS.

ENABLE **COMMON-SENSE** HOUSING
AND COMMUNITY DEVELOPMENT
STATUTES AND REGULATIONS.

PROVIDE **COMMUNITY-ORIENTED**
FLEXIBILITIES TO IMPROVE
PROGRAM DELIVERY.

ENSURE CONGRESSIONAL ORDER
FOR **TIMELY APPROPRIATIONS.**

NAHRO

FUNDING PRIORITIES

DISCRETIONARY PROGRAMS (IN MILLIONS)	FY 2023 ENACTED	FY 2024 PRESIDENT'S PROPOSED BUDGET	NAHRO FY 2024 RECOMMENDATIONS
Public Housing Operating Fund	\$5,109	\$5,133	\$5,407
Public Housing Operating Fund Shortfall	\$25	\$50	\$346
Public Housing Capital Fund	\$3,200	\$3,225	\$5,000
Emergency Capital Needs	\$50	\$40	\$135
Choice Neighborhoods Initiative	\$350	\$185	\$500
HCV Housing Assistance Payments Renewals	\$26,402	\$27,840	\$27,840
Administrative Fees	\$2,778	\$3,202	\$3,302
Tenant Protection Vouchers	\$337	\$385	\$500
Incremental Vouchers ¹	\$50	\$565	\$565
Mobility Funding	-	\$25	\$25
Mainstream Vouchers ²	\$607	\$686	\$686
Section 8 Project-Based Rental Assistance	\$14,907	\$15,904	\$15,904
Family Self-Sufficiency (FSS)	\$125	\$175	\$200
Resident Opportunities and Self-Sufficiency	\$35	\$35	\$35
Jobs Plus	\$15	\$15	\$20
Community Development Block Grant (CDBG)	\$3,300	\$3,300	\$4,200
HOME Investment Partnerships Program	\$1,500	\$1,800	\$2,500
Housing Opportunities for Persons with AIDS	\$499	\$505	\$505
Homeless Assistance Grants	\$3,633	\$3,749	\$3,833

¹ This account excludes new special-purpose vouchers.

² This account includes administrative fees for these vouchers.



Providence Housing Authority's Wellness Resource Center (R.I.).



Gainesville Housing Authority's Midtown Villages (Ga.).



BUILD AND PRESERVE NEW AND EXISTING AFFORDABLE HOUSING UNITS

San Antonio Housing Authority's East Meadows II (Tex.).

- Provide at least \$70 billion in funding to fill the Public Housing Capital Fund backlog.
- Fully fund the Public Housing Capital and Operating Funds annually.
- Maximize existing housing preservation and increase the housing supply by making repositioning options (RAD, Section 18, Voluntary Conversion) available to all PHAs that voluntarily want to use them.
- Strengthen the Low-Income Housing Tax Credit (LIHTC) by increasing the allocation by 50 percent, promoting bonds for public housing preservation, and excluding those bonds from the overall cap.
- Ensure that any new affordable housing development and community redevelopment consider equity and inclusion in its design through workable processes.
- Fund climate resilient approaches to development and finance.

In a devastating blow to American families in need, housing was omitted from the Inflation Reduction Act and the Bipartisan Infrastructure Law. The lack of investment in affordable housing directly contributes to the nation's growing affordable housing shortage. NAHRO members work hard to house low-income families in their communities; rising rents, tight rental markets, and a lack of housing supply make this hard work even more difficult. Significant investments in new construction and preservation are needed now to meet increasing demand. Common sense changes to the LIHTC program can make it even more effective. Streamlining cumbersome federal regulations and requirements will help agencies develop and preserve affordable housing efficiently and cost effectively, while investment will support necessary resiliency for the future.

COMMON-SENSE HOUSING AND COMMUNITY DEVELOPMENT STATUTES AND REGULATIONS

- Reduce administrative burden through the streamlining of housing and redevelopment statutes and regulations to meet existing funding challenges.
- Limit regulations that decrease the efficiencies of the public housing, Section 8, and redevelopment programs especially as demand is expanding.
- Exempt housing and community development programs from Build America, Buy America requirements, allowing agencies to move nimbly and efficiently.
- Allow Housing Assistance Payment (HAP) funding flexibility to help residents successfully lease up in tight rental markets with limited housing availability.
- Continue to require HUD to maintain or increase the current number of Performance Based Contract Administrators (PBCAs) through their procurement process.
- Suspend HUD's efforts to revise the Annual Contributions Contract (ACC) so that the fundamental relationship between PHAs and HUD does not change.
- Remove the Community Service and Self-Sufficiency Requirement (CSSR), which remains an inequitable policy that has little benefit for residents.
- Streamline and make permanent the Emergency Rental Assistance Program to provide one-time, short-term emergency rental assistance to low-income households.
- Prohibit source of income discrimination.

Housing agencies are facing serious challenges due to economic headwinds. Congress and HUD must do everything possible to streamline and reduce regulatory and statutory administrative burdens so that insufficient federal funding can be used where it is needed most – providing housing for low-income families in strong communities. As NAHRO members face a challenging housing market, increased regulations and burdensome compliance requirements divert scarce federal funding and resources away from housing families. Housing and community development statutes and regulations must be streamlined so that NAHRO members can focus on what matters most, serving their communities.



National Community Renaissance's Vista Verde (Calif.).

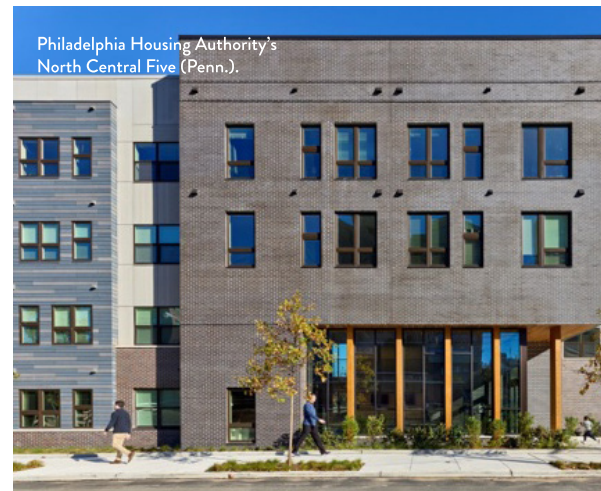
COMMUNITY-ORIENTED
FLEXIBILITIES
TO IMPROVE
PROGRAM DELIVERY

- Expand funding for programs that increase self-sufficiency and stability in low-income families such as the Family Self-Sufficiency (FSS) Program.
- Refrain from including indicators outside of a PHA's control when revising public housing and Section 8 assessment systems.
- Approve temporary provisional inspection scores as HUD works to implement the new National Standards for the Physical Assessment of Real Estate (NSPIRE) and NSPIRE-Voucher.
- Allow local housing and community development providers to nimbly respond to evolving local circumstances facing their communities through expanded statutory and regulatory flexibilities, similar to those provided in the CARES Act.
- Create and fund a workable Affirmatively Furthering Fair Housing (AFFH) policy that does not penalize entities on impediments outside of their control.
- Provide resources for PHAs to make informed decisions regarding tenant selection processes, while ensuring they continue to have the flexibility needed to meet local considerations.
- Fund climate resilient planning, design, and recovery before and after natural disasters strike.

NAHRO members are deeply embedded in their communities and understand their local needs and circumstances better than anyone. Congress must ensure that agencies have the flexibilities to meet these needs. New regulations must be proven effective and workable before implementation, allowing agencies to continue providing critical services to their communities, even when they face unforeseen challenges.



Bangor Housing Authority's Capehart Playground and splash pad feature (Maine)



Philadelphia Housing Authority's North Central Five (Penn.)



Tampa Housing Authority's The Art of Urban Farming (Fla.)

CONGRESSIONAL ORDER FOR TIMELY APPROPRIATIONS

- Maintain the federal commitment to housing assistance and community development by prioritizing the appropriations process to ensure that HUD does not shut down.
- Pass the annual appropriations bill in a timely manner.
- Refrain from relying on cuts to discretionary spending to address the nation's fiscal challenges.
- Avoid yearlong continuing resolutions that would have disastrous impacts on housing and redevelopment agencies.
- Consider the significant impacts of inflation on housing and community development programs.
- Continue to urge HUD to develop new methods for calculating fair market rents as they frequently lag behind market rental prices.

Congress must, through regular order, pass timely appropriations each year that fully fund housing and community development programs while considering the significant impact of inflation. Relying on continuing resolutions creates considerable uncertainty that impacts the public housing program, voucher utilization, and makes long-term planning extremely challenging. It also delays funding for important programs like Choice Neighborhoods, the HOME program, and Community Development Block Grants (CDBG). Congress must also consider that HUD formulas often use data from prior years that do not reflect the true increases from inflation we have seen over the past year. A full-year Continuing Resolution would have a disastrous impact on the funding that housing and redevelopment agencies receive.





NAHRO LEADERSHIP

Patricia Wells

NAHRO President
Executive Director, Oakland Housing Authority
(Oakland, Calif.)

George Guy

NAHRO Senior Vice President
Chief Executive Officer/Executive Director,
Fort Wayne Housing Authority
(Fort Wayne, Ind.)

Mark Thiele

Chief Executive Office, NAHRO

NAHRO STAFF

Tess Hembree

Director, Legislative Affairs

Eric Oberdorfer

Director, Policy & Program Development

Tushar Gurjal

Senior Policy Advisor

Steven Molinari

Policy Analyst

Andrew Van Horn

Policy Analyst

ABOUT NAHRO

NAHRO, established in 1933, is a membership organization of more than 19,500 housing and community development providers and professionals throughout the United States. NAHRO members create and manage affordable housing for low- and middle-income families and support vibrant communities that enhance the quality of life for all. They administer more than 3 million homes for more than 8 million people.




630 EYE STREET, NW

WASHINGTON, D.C. 20001

202.289.3500 | NAHRO@NAHRO.ORG

NAHRO.ORG | NAHROBLOG.ORG | @NAHRONATIONAL

On the cover: Housing Authority of the City of Aurora's Village at Westerly (Colo.).



CAHA
California Association of Housing Authorities

2023 LEGISLATIVE FOCUS

The California Association of Housing Authorities (CAHA) represents over 100 public housing authorities (PHAs) throughout the State.

PHAs have been operating in an affordable housing crisis for years, but 2023 continues to have the greatest health, housing, and economic challenges our nation has seen in generations. Coming out of the COVID-19 pandemic has created an even more urgent need to keep families housed, intensifying the link between health and housing in a real and immediate way. At the same time, the economic impacts of the pandemic have resulted in massive job losses and decreases in income, with housing instability at an all-time high as countless families fall further behind on rent payments every month. To further compound these challenges, catastrophic fires and floods have raged throughout California, resulting in significant reductions in rental housing stock in already tight rental markets.

Since Congress adopted housing authority legislation in 1937, California housing authorities have been on the front lines of affordable housing, providing a housing safety net for the most vulnerable populations.

- We administer approximately 348,523 Housing Choice Vouchers.
- We own and manage approximately 32,000 Public Housing units.
- Many housing authorities are developers who utilize the Affordable Housing Tax Credit Program

- We are active users of the State of California's Housing and Community Development grant funds.
- We support the development of additional affordable housing through the commitment of Project Based Vouchers (PBVs).
- We work in partnership with our participating families to foster educational opportunities, employment, home ownership and asset-building.
- In cooperation with the Veterans Administration we provide rental housing subsidies to approximately 20,000 homeless veterans.
- And, critically, we are a key local partner in the drive to eliminate homelessness.



THE NEED FOR AFFORDABLE HOUSING

OVER 6 MILLION CALIFORNIANS

(nearly 16% of the state's population) have incomes at or near the federal poverty level, including 1.8 million children and 900,000 seniors, yet only 1 million Californians are receiving any form of rental assistance.

758,000 CALIFORNIANS

(13% of all renters) are behind in rent and at risk of losing their housing as of June 2021.

\$39.03 necessary for a full-time worker to afford the
IS THE AVERAGE average two-bedroom
HOURLY WAGE apartment in California.

89 HOURS OF WORK PER WEEK

are necessary to afford a one-bedroom apartment on minimum wage in California.

49% of the nation's unsheltered homeless reside in California.



HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher (HCV) program is an effective solution to preventing and ending homelessness and using housing as a platform to improve quality of life, encouraging public-private partnerships in housing extremely low to low income families. While California receives 13% of the nation's vouchers, funding has not kept pace with rental market increases statewide. Because federal funding has not kept pace with actual rent increases, we house fewer families than we did in the past. This has left needy families languishing on Housing Authorities' wait lists.

President Biden has proposed a major expansion of the HCV program that would result in Universal Vouchers, scaling the program up to provide rental assistance for EVERY eligible household. CAHA enthusiastically supports this proposal, as rental assistance is only available to one out of every five eligible families. However, increases in rental assistance must be accompanied by increases to housing production to ensure affordable housing for all. Finally, increased voucher funding cannot wait for the Universal Voucher program. PHAs lack funding for all of the vouchers we currently administer, and need funding to be increased to a level that will support the unused vouchers that have been lost in recent years, as well as increases to administrative fees to allow for the provision of supportive services, landlord incentives, and recruitment

and retention of professional staff capable of assisting an increasingly vulnerable population with complex needs.

Project-basing HCV is a valuable tool for encouraging private investment in affordable housing, especially for those with the lowest incomes. Project Based Vouchers have become an increasingly important tool supporting the development of new affordable housing. However, many PHAs are reaching their PBV cap. Increasing the number of units that PHAs can project base can help us support the development of affordable housing in our communities.

\$2.97 BILLION rent subsidy payments to private landlords and creates disposable income for low-income families to infuse into the economy.

348,523 low-income families housed, which equates to one in every twenty renters.

67% of assisted households include persons who are disabled and/or seniors or children.



COMMUNITY DEVELOPMENT PROGRAMS

CAHA recognizes and commends the significantly increased funding commitments infused into HUD's Community Development programs through both the Coronavirus Aid, Relief and Economic Security Act (CARES Act) of 2020 and the American Rescue Plan Act of 2021. These historic funding commitments, accompanied by unprecedented regulatory relief, provided essential tools for localities needing to respond quickly to needs created by the COVID-19 crisis.

EMERGENCY SOLUTIONS GRANT - CV (ESG-CV)

Increased funding provided under the ESG-CV program was used by many jurisdictions to formulate quick responses through the use of motel vouchers and creative expansions of shelter space such as trailers and modular units.

As the COVID-19 crisis begins to move into a somewhat contained state, the crisis of homelessness and affordability

remains. The demand for quick shelter options and bridge housing is extremely high. We recognize that a Housing First model is the premiere response to homelessness; ESG-CV provides a funding stream that makes a quick response and increased supportive services much more plausible.



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP PROGRAMS

CDBG and HOME help preserve and sustain our nation's affordable housing stock, provide community investment and revitalization, jump start private capital investment and create jobs. CDBG and HOME are proven programs, leveraging other sources of investment at a rate of more than four to one.

These programs also supported essential activities such as distribution of food to vulnerable populations, increased access to wireless networks to facilitate remote learning, allowed for the provision of personal protective equipment and supported the implementation of testing and vaccination sites.

HOME funds are also being coupled with State funds to maximize a new State program called Homekey which supports the acquisition and occupancy of hotels, motels, and other properties to house people experiencing homelessness.

EVICTION PROTECTION

CAHA applauds the incredible investment in eviction prevention assistance promulgated by Congress through the Consolidated and Appropriations Act of 2021. These funds are vital both as a homeless prevention tool and as small business assistance.

Currently, over 75% of California renters at the extremely low income level spend more than half of their income on housing and utilities, often forgoing other necessities like food and healthcare to pay rent. Unfortunately, they are at the highest risk of eviction. The hardships that have been highlighted as a result of COVID-19 existed prior to the pandemic and will likely continue even as the resources brought forth by the COVID-19 crisis begin to dry up. Eviction prevention programs and community-based services have evidence of effectiveness particularly when paired with diversion programs incorporating financial aid, counseling, and legal assistance.



PUBLIC HOUSING PROGRAM

The Public Housing program was established in the 1930s to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Nationally, there are approximately 1.2 million families living in public housing and nearly 32,000 in California. Public housing is funded by the U.S. Department of Housing and Urban Development (HUD) and owned and operated by local housing authorities.

Since the 1970s, operation and maintenance of public housing properties has relied on annual subsidies appropriated by Congress to supplement the affordable rents paid by tenants. However, even with the subsidies provided by Congress, the program has been chronically underfunded, especially capital improvements needed to fix roofs, plumbing, electrical systems, etc. As a result, a significant portion of the nation's public housing stock (hundreds of thousands of units) has been lost since the 1970s, and what remains is often substandard.

Preservation and new financing tools are the key to maintaining this deeply affordable housing resource.

BENEFITS TO THE PUBLIC HOUSING PROGRAM TO CALIFORNIA

Public housing provides shelter to extremely low- and low-income families and individuals via some of the most deeply affordable housing in the U.S. today. Without the public housing program, homelessness would increase significantly throughout California. There is a tremendous need to preserve this affordable housing resource for generations to come.

HOMELESSNESS

Homelessness continues to be a national crisis that the country is struggling to resolve. According to the 2022 Annual Homeless Assessment Report (AHAR) to Congress, on a single night in January 2022, 582,500 people were experiencing homelessness in the United States. Nearly 60% of these people were staying in sheltered locations and more than 40% were in unsheltered locations. With the continuation of the COVID-19 pandemic, communities across the nation are experiencing even higher numbers of people in need.

Thankfully, the American Rescue Plan Act provided \$1.14B in funding for new Emergency Housing Vouchers to help 70,000 homeless individuals and families obtain needed housing. Unfortunately, this funding only just begins to address the issue. More homes are needed in addition to rental assistance. Nationally, we have a deficit of over 3,000,000 homes. A recognition that housing is a human right is essential as a first step.

The issue is nowhere worse than in California, which has 30% of all homeless people in the nation even though the state's population makes up only 11.97% of the nation's.



Figure 1: QR Code to the 2022 AHAR

California has the largest number of people experiencing homelessness and a high rate of unsheltered homelessness. This high rate of homelessness is painfully visible throughout the entire state on city sidewalks, freeways, parks, and suburban strip malls. California has provided unprecedented levels of funding this past year under Project Homekey to assist local communities in providing both bridge housing and permanent housing. These programs have demonstrated that lives can be saved as a result of stable housing and access to healthcare, with proper targeted funding for shelter and services.

Unfortunately, there remains a tremendous need for new affordable units and supportive services that must be provided if we are going to have a positive impact on reducing homelessness in our communities.

30% of the U.S. homeless population lives in California.

BY THE NUMBERS

NATION

582,500

HOMELESS PEOPLE IN THE UNITED STATES

582,500 PEOPLE

were homeless on a given night, representing an overall less than one percent increase from 2020

161,070 FAMILIES

with children experienced homelessness, representing a 6.4% decrease from 2020

33,129 VETERANS

experienced homelessness, a decline of 11% from 2020

CALIFORNIA

171,621

HOMELESS PEOPLE IN CALIFORNIA, REPRESENTING 30% OF ALL PEOPLE ACROSS THE NATION

65,111 HOMELESS

individuals in Los Angeles City & County on a given night (nearly 11% of the U.S. homeless population)

6.2% INCREASE

in homelessness in California - a 150% greater rise than the national increase of 2.7%

115,491 UNSHELTERED

homeless accounting for half of all unsheltered people in the country

57,760 CHRONIC HOMELESSNESS

33% of all homeless within the state were individuals experiencing long-term, chronic homelessness. California accounts for 56% of all unsheltered individuals with chronic patterns of homelessness in the United States.



Hear us out.

The California Association of Housing Authorities respectfully urges Legislators to:

HOUSING CHOICE VOUCHER PROGRAM

- **STIMULATE** affordable housing development by passing the Housing Access Improvement Act to increase the cap on Project Based Vouchers.
- **SUPPORT** expansion of the voucher program to provide rental assistance to all eligible families who qualify.
- **LEVERAGE** the modernization and innovation developed by MTW agencies by extending pre-vetted MTW waivers to all PHAs.
- **RESTORE** California's ability to house families by increasing funding for Housing Choice Vouchers to allow PHAs to administer ALL of the vouchers in their portfolio.
- **EXPAND** the funding for housing incentives by providing service fees to programs beyond the Emergency Housing Voucher program to support all special population voucher programs, such as Family Unification, Mainstream, Veterans Affairs Supportive Housing (VASH), and Stability Vouchers.
- **REFORM** the FMR methodology, including expanded use of third-party data sources, ensuring that expensive rental markets throughout the state can establish competitive subsidy levels and receive reasonable inflation adjustments to their funding.
- **INVEST** in Housing Authorities by fully funding administrative fees to allow PHAs to respond to local housing needs.

PUBLIC HOUSING

- **PROVIDE** \$75 billion in funding needed to address the Public Housing Capital Fund backlog.
- **FULLY FUND** the Public Housing Capital and Operating Funds annually.
- **PRESERVE** existing public housing by making HUD's repositioning tools (RAD, Section 18, Voluntary Conversion) available to all public housing agencies that wish to use them. Fund these tools at levels that reflect actual local market costs.
- **STRENGTHEN** the Low-Income Housing Tax Credit program by increasing the annual per capita allocation by 50%, promote public housing preservation bonds that are excluded from the overall cap, and reduce the private activity bond test to 25% for the 4% Tax Credit.

HOMELESSNESS

- **EXPAND** rental assistance funding to housing authorities to address homelessness in their communities.
- **INCREASE** Housing Authority funding for the provision of Supportive Services.
- **INCREASE** the volume cap of tax credits for housing production of permanent supportive housing units.
- **TRANSFORM** Emergency Housing Vouchers from a limited term to permanent housing vouchers.

COMMUNITY DEVELOPMENT PROGRAM

- **SUPPORT** at least \$4.2 billion (the current authorized level) for the Community Development Block Grant (CDBG) Program. The program is currently funded at \$3.45 billion.
- **REFORM** CDBG legislation that (1) increases the authorized CDBG funding level to \$12 billion; (2) add new construction of housing as an eligible activity; (3) remove fair housing from the administrative cap and make it an eligible, stand-alone activity; and (4) increase the public services cap to at least 20%.
- **EXPAND** funding to at least \$1.9 billion, for the HOME Investments Partnerships Program in FY23. The program is currently funded at \$1.35 billion. Funding is needed to support deeper affordability levels and increase affordable housing production.
- **INVEST** in increased funding for HUD's Homeless Assistance Grants: Emergency Shelter Grants (ESG) and the Continuum of Care (CoC). The grants are currently funded at \$3 billion (CoC - \$2.71 billion; ESG - \$290 million).
- **STIMULATE** the Affordable Housing Tax Credit Program (aka Low-Income Housing Tax Credit). The Tax Credit is one of the country's most successful affordable housing production and preservation programs. Through public-private partnerships, over three million affordable homes for veterans, seniors, working families and people with special needs have been developed.



An aerial photograph of a city, likely Anaheim, California, is shown with a blue gradient overlay. The text is superimposed on this background.

SAVE THE DATE: MAY 22 - 25, 2023

PSWRC NAHRO's

MAJESTIC GARDEN HOTEL ANAHEIM, CA

ANNUAL CONFERENCE