

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

MEETING AGENDA

May 18, 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/228050509>

You can also dial in using your phone.

Access Code: 228-050-509
United States (Toll Free): [1 877 309 2073](tel:18773092073)
United States: [+1 \(646\) 749-3129](tel:+16467493129)

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

*Housing Authority of the County of Butte
Board of Commissioners
Agenda –Meeting of May 18, 2023
Page 1*

3. CONSENT CALENDAR

3.1 Minutes for the meeting of April 20, 2023

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$710,184.86
3.2.2	Landlords –	\$1,590,809.44
3.2.3	Payroll–	\$133,799.80

3.3 Financial Statements

3.4 Section 8 Housing Choice Voucher Program

3.5 Property Vacancy Report

3.6 Public Housing

3.7 Construction Projects

3.8 Capital Fund Improvement Projects

3.9 Farm Labor Housing Report

3.10 HACB Owned Properties

3.11 Family Self Sufficiency

3.12 Rental Assistance Programs

3.13 Quarterly/Investment Reports

3.14 Employment Development Department (EDD) – Authorization to Execute Agreement.

Recommendation: Resolution No. 4888

3.15 News Articles

3.15.1 “Housing planned, housing completed”, Michael Weber, *Chico Enterprise Record*, April 27, 2023

3.15.2 “Camp Fire burn scar getting affordable housing development”, Michael Weber, *Chico Enterprise-Record*, May 11, 2023

4. CORRESPONDENCE

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Section 8 Project Based Voucher (PBV) – Award Section 8 Program Project Based Voucher Awards.

Recommendation: Resolution No. 4889

5.2 Fogg Ave, Oroville - Development Initiative.

Recommendation: Discussion/Motion

5.3 Budgets - Establish 2023 Budget Committee.

Recommendation: Discussion/Assignment

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

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

Recommendation: Discussion/Information

8. SPECIAL REPORTS

9. REPORTS FROM COMMISSIONERS

10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION

12. COMMISSIONERS' CALENDAR

- **June 15, 2023**
- **2023 NAHRO Summer Symposium Washington DC, July 14-15, 2023**

13. ADJOURNMENT

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

MEETING MINUTES OF April 20, 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 2:00 p.m.

1. ROLL CALL

Present for the Commissioners: Charles Alford, Randy Coy, Darlene Fredericks, David Pittman, Sarah Richter; 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: Tim Fox, HACB Systems Administrator; Tiffany Lee, HACB S8 Occupancy Specialist, Bill Brouhard, Urban Planner Valleys Edge; all attended in person.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

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

4. CORRESPONDENCE

- 4.1 Response Letter dated February 21, 2023, regarding requests for support for Purpose Place Apartments, Orland. – The HACB had received two letters, one from the Glenn County Board of Supervisors, and one from the Dos Rios Continuum of Care, regarding request to transfer the commitment of 31 HUD Section PBV's from Garden Park Apartments Willows, to Purpose Place Apartments, Orland. The response was sent on behalf of HACB Board of Commissioners.

*Housing Authority of the County of Butte
Board of Commissioners
Minutes – Meeting of April 20, 2023
Page 1*

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Election of Officers – Annual Election of Officers. Chair Pittman turned the meeting over to Executive Director/Board Secretary Mayer, to conduct the annual election of Board Officers in accordance with HACB Bylaws. Executive Director Mayer asked for nominations for the positions of Chair and Vice Chair for the year April 2022 through March 2023. Commissioner Ober nominated Chair Pittman to continue to serve as Chair, to which Commissioner Alford seconded. No other nominations were made and nominations for Chair was closed. The vote in favor was unanimous, Chair Pittman being re-elected as Board Chair. Chair Pittman nominated Vice Chair Ober to continue to serve as Vice Chair, to which Commissioner Sayles-Lambert seconded. The vote in favor was unanimous, Commissioner Ober was re-elected as Vice Chair of the Board. Executive Director Mayer congratulated the re-elected officers, thanking them for their willingness to serve. The meeting was turned over to Chair Pittman.
- 5.8 Valley’s Edge Planning Area, Chico – Bill Brouhard, development representative to Chico’s Valley’s Edge planning area, gave a presentation on the Valley’s Edge project. Included was discussion of potential opportunity for affordable housing in the proposed development, including interest in HACB as prospective development partner.
- 5.2 Receive and File Proposed Agency Annual Plan –
- 5.3 Receive and File Proposed Public Housing Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan (AP) – HUD requires the Housing Authority to annually update its “Agency Plan”, its Public Housing program “Capital Fund Plan(s)”, its Public Housing program “Admissions and Continued Occupancy Policy” (ACOP), and its Section 8 Housing Choice Voucher program “Administrative Plan” (AP). The plan documents must be submitted to HUD for review at least 75 days prior to the end of the agency’s fiscal year (September 30th), requiring HACB plan approval at the June 15th meeting. Drafts of the plans must be available for public review and comment for 45 days prior to consideration for approval by the Board. The draft plans have already been reviewed by the Resident Advisory Board (RAB). The highlights for each plan/document include: description of progress in meeting HACB’s annual and 5-year goals, including new activity; refinement of Project Based Vouchers program policy in reflecting Development Activity, and changes reflecting HOTMA regulation. The changes recommended in the ACOP and Section 8 Admin Plan are suggested changes provided by policy consultant Nan-McKay. Staff recommends receiving and filing of the documents for public review and comment.

MOTION

Commissioner Ober moved to receive and file the draft Agency Annual Plan update, including the revised Public Housing Capital Fund Plan, to authorize publication of Public Notice for public review and comment, and to schedule the Public Hearing for receipt of comment and final adoption of plan documents for the June 15, 2023 meeting of the Board. Commissioner Sayles-Lambert seconded. The vote in favor was unanimous.

MOTION

Commissioner Ober moved to receive and file the draft Public Housing ACOP and draft Section 8 Admin Plan, to authorize publication of Public Notice for public review and comment, and to schedule the Public Hearing for receipt of comment and final adoption of plan documents for the June 15, 2023 meeting of the Board. Commissioner Sayles-Lambert seconded. The vote in favor was unanimous.

- 5.4 Utility Allowances – Area Wide High Efficiency Section 8 HCV Program Utility Allowances (UA’s) were presented to the Board for approval. These proposed High Efficiency UA’s will be used for current and new developments built under current California Title 24 Energy Standards. The UA review was completed under contract by Management Resource Group Inc. (MRG), and, like the other UA’s adopted by the Board, will be reviewed for revision annually, required when there is an increase or decrease of more than 10% in any particular standard.

MOTION

Commissioner Coy moved to adopt Area Wide High Efficiency Utility Allowances for its Section 8 HCV Program for the 2023-year, effective as of adoption. Commissioners Sayles-Lambert seconded, the vote in favor was unanimous.

- 5.5 Housing Authority of the County of Butte (HACB) – Discussion was engaged regarding the Fogg Avenue, Oroville development initiative. The HACB owns a single-family home on 1.1 acres in Oroville, rented since it was acquired. The HACB received notice to vacate from the current tenants of the property, providing opportunity to clear the site in anticipation of development of a low-income affordable multi-family housing project.
- 5.6 Housing Authority of the County of Butte (HACB) – The HACB Board of Commissioners is relatively new in its tenure, none of the current Commissioners were participants in the visioning and strategic planning work completed in 2015-15, much less the HUD Public Housing asset analysis completed shortly after. Since, the agency has been consumed by Camp Fire Disaster Response, including reconstitution of the Section 8 HCV program, and engagement in significant new affordable housing development work. It is proposed the Board be informed, starting with HACB’s Mission Statement and Identity, followed by orientation to the previous asset management work, all by way of bringing the Board current. Once complete, a visioning exercise will be engaged, to set HACB’s course in the post Disaster response era. The Board of Commissioners agreed to move forward with the orientation and visioning exercise, over the course of the next set of Board meetings.
- 5.7 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

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

- 8.1 **Washington Conference: NAHRO at 90 Advocate: March 22-24, 2023** - Executive Director Edward Mayer and Chair Pittman attended the Washington Conference in Washington DC on March 22-24. Like many conferences this year, it was the first time in three years that the conference took place in person. Mr. Mayer and Mr. Pittman met with Congressman LaMalfa's housing aide and found the conference relevant in its legislative, regulatory, and socio-economic offerings.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

- **Next Meeting – May 18, 2023**
- **Save the Date: PSWRC-NAHRO – Annual Conference: May 22-24, 2023**

13. ADJOURNMENT

Commissioner Ober moved that the meeting be adjourned. Commissioner Sayles-Lambert seconded. The meeting was adjourned at 4:12 p.m.

Dated: April 20, 2023.

David Pittman, Board Chair

ATTEST:

Edward S. Mayer, Secretary

*Housing Authority of the County of Butte
Board of Commissioners
Minutes – Meeting of April 20, 2023
Page 4*

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

Check Date	Check#	Vendor	Total Amount
4/4/2023	158001	t0029514 - Tatoowi	188.00
4/5/2023	158001	t0029514 - Tatoowi	-188.00
4/4/2023	158002	v0000006 - Biggs Municipal Utilities	76.00
4/4/2023	158003	v0000011 - CALIFORNIA WATER SERVICE	163.00
4/4/2023	158004	v0000014 - Gridley Municipal Utilities	762.00
4/4/2023	158005	v0000031 - PG&E	1,735.00
4/4/2023	158006	v0000031 - PG&E	80.00
4/4/2023	158007	v0000031 - PG&E	62.00
4/14/2023	158008	v0000031 - PG&E	1,272.00
4/14/2023	158009	b0017346 - Pritchett	17.83
4/14/2023	158010	t0001262 - Villegas	259.78
4/14/2023	158011	t0001422 - Figueroa	13.19
4/14/2023	158012	v0000006 - Biggs Municipal Utilities	2,595.90
4/14/2023	158013	v0000007 - CITY OF CHICO (22332)	770.12
4/14/2023	158014	v0000010 - CALIF. WTR. SER. ORO	214.84
4/14/2023	158015	v0000011 - CALIFORNIA WATER SERVICE	159.86
4/14/2023	158016	v0000015 - A-1 Appliance	171.60
4/14/2023	158017	v0000017 - EAGLE SECURITY SYSTEMS	48.10
4/14/2023	158018	v0000017 - EAGLE SECURITY SYSTEMS	50.74
4/14/2023	158019	v0000031 - PG&E	296.37
4/14/2023	158020	v0000031 - PG&E	14.90
4/14/2023	158021	v0000031 - PG&E	1,148.39
4/14/2023	158022	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,927.03
4/14/2023	158023	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,179.54
4/14/2023	158024	v0000037 - Patrick Clark Consulting	56.25
4/14/2023	158025	v0000040 - Gregory P. Einhorn	2,480.00
4/14/2023	158026	v0000057 - OPER. ENG. LOCAL #3	660.00
4/14/2023	158027	v0000082 - ENTERPRISE-RECORD	1,773.47
4/14/2023	158028	v0000088 - The Home Depot Credit Services	19,475.39
4/14/2023	158029	v0000106 - Messenger Publishing Group	452.00
4/14/2023	158030	v0000140 - COMCAST CABLE	237.18
4/14/2023	158031	v0000140 - COMCAST CABLE	764.93
4/14/2023	158032	v0000140 - COMCAST CABLE	600.55
4/14/2023	158033	v0000149 - Susana Torres-Agustin	828.89
4/14/2023	158034	v0000155 - Susanne Kemp	56.93
4/14/2023	158035	v0000203 - LOWE'S	10.68
4/14/2023	158036	v0000206 - JACKSONS GLASS CO, INC.	543.55
4/14/2023	158037	v0000235 - HD Supply Facilities Maintenance, Ltd.	1,607.81
4/14/2023	158038	v0000235 - HD Supply Facilities Maintenance, Ltd.	2,275.37
4/14/2023	158039	v0000240 - CIC	116.85
4/14/2023	158040	v0000240 - CIC	1,856.90
4/14/2023	158041	v0000241 - WASTE MANAGEMENT	1,880.12
4/14/2023	158042	v0000261 - MACS HARDWARE	201.81
4/14/2023	158043	v0000267 - OFFICE DEPOT INC	930.98
4/14/2023	158044	v0000276 - Scrubbs, Inc.	26.00
4/14/2023	158045	v0000309 - Illustratus	262.05
4/14/2023	158046	v0000312 - Unum Life Insurance Company	1,164.97
4/14/2023	158047	v0000315 - Holden Law Group	352.00
4/14/2023	158048	v0000369 - THRIFTY ROOTER-SERVICE & PLUMBING	160.00
4/14/2023	158049	v0000380 - Staples Business Credit	2,097.87
4/14/2023	158050	v0000401 - Plan B Professional Answering Services	124.80
4/14/2023	158051	v0000428 - Adecco Employment Services	2,055.92
4/14/2023	158052	v0000430 - HARRP	293.14
4/14/2023	158053	v0000459 - E Center	201.11
4/14/2023	158054	v0000463 - Sherwin-Williams Company	260.70
4/14/2023	158055	v0000469 - Thermalito Irrigation	252.78
4/14/2023	158056	v0000474 - Advanced Document	600.00
4/14/2023	158057	v0000474 - Advanced Document	125.52
4/14/2023	158058	v0000474 - Advanced Document	129.40
4/14/2023	158059	v0000592 - Neal Road Recycling & Waste	23.16
4/14/2023	158060	v0000599 - Access Information Holdings, LLC.	98.11
4/14/2023	158061	v0000631 - Hignell, Inc. dba Experts in Your Home	390,390.70
4/14/2023	158062	v0000659 - ABC Nick's Pioneer Towing	300.00
4/14/2023	158063	v0000680 - MAINTENANCE PLUS	228.17
4/14/2023	158064	v0000695 - SPRINT	66.05
4/14/2023	158065	v0000732 - WCP Solutions	1,437.57
4/14/2023	158066	v0000795 - Richard's North State Pest Mgmt (dba)	297.50
4/14/2023	158067	v0000795 - Richard's North State Pest Mgmt (dba)	616.75
4/14/2023	158068	v0000795 - Richard's North State Pest Mgmt (dba)	564.75

4/14/2023	158069	v0000806 - Cypress Dental Administrators	3,081.89
4/14/2023	158070	v0000806 - Cypress Dental Administrators	3,259.27
4/14/2023	158071	v0000821 - Golden State Risk Management Authority	31,738.00
4/14/2023	158072	v0000837 - Gary Quiring	500.00
4/14/2023	158073	v0000845 - HMR Architects, Inc.	6,862.84
4/14/2023	158074	v0000849 - R&D Mfg. & Machine Co. dba	200.00
4/14/2023	158075	v0000863 - Nor-Cal Landscape Maintenance dba	12,330.00
4/14/2023	158076	v0000867 - George Roofing dba	852.00
4/14/2023	158077	v0004475 - ORWACA Agency Insurance Services, LLC	2,024.42
4/14/2023	158078	v0004479 - Netsys Systems, Inc.	4,690.00
4/14/2023	158079	v0004535 - Porter Corp	20,198.97
4/14/2023	158080	v0004537 - Abel Lambert	1,350.00
4/27/2023	158087	v0000010 - CALIF. WTR. SER. ORO	1,093.87
4/27/2023	158088	v0000011 - CALIFORNIA WATER SERVICE	4,706.30
4/27/2023	158089	v0000014 - Gridley Municipal Utilities	1,177.40
4/27/2023	158090	v0000031 - PG&E	101.68
4/27/2023	158091	v0000031 - PG&E	990.55
4/27/2023	158092	v0000031 - PG&E	135.79
4/27/2023	158093	v0000031 - PG&E	254.21
4/27/2023	158094	v0000039 - TPx Communications	979.43
4/27/2023	158095	v0000039 - TPx Communications	973.80
4/27/2023	158096	v0000048 - Valero Fleet	890.25
4/27/2023	158097	v0000071 - Riebes Auto Parts	17.31
4/27/2023	158098	v0000072 - Towne Flooring Center	2,626.37
4/27/2023	158099	v0000085 - LES SCHWAB TIRES	374.83
4/27/2023	158100	v0000108 - AT&T	75.08
4/27/2023	158101	v0000121 - United States Postal Service (CMRS-FP)	2,100.00
4/27/2023	158102	v0000140 - COMCAST CABLE	166.36
4/27/2023	158103	v0000140 - COMCAST CABLE	155.51
4/27/2023	158104	v0000185 - Warren Asbestos Abatement Cont., Inc.	4,465.00
4/27/2023	158105	v0000192 - Nan McKay & Associates, Inc.	75.00
4/27/2023	158106	v0000192 - Nan McKay & Associates, Inc.	75.00
4/27/2023	158107	v0000192 - Nan McKay & Associates, Inc.	120.00
4/27/2023	158108	v0000235 - HD Supply Facilities Maintenance, Ltd.	8.80
4/27/2023	158109	v0000267 - OFFICE DEPOT INC	1,174.83
4/27/2023	158110	v0000289 - M&I Technology Consulting	2,948.00
4/27/2023	158111	v0000382 - FedEx	122.90
4/27/2023	158112	v0000402 - US Bank	481.75
4/27/2023	158113	v0000428 - Adecco Employment Services	2,260.80
4/27/2023	158114	v0000469 - Thermalito Irrigation	89.36
4/27/2023	158115	v0000592 - Neal Road Recycling & Waste	26.84
4/27/2023	158116	v0000631 - Hignell, Inc. dba Experts in Your Home	2,203.94
4/27/2023	158117	v0000669 - ROTO-ROOTER OROVILLE	340.00
4/27/2023	158118	v0000763 - METAGRAPHICS	6.24
4/27/2023	158119	v0000769 - Douglas DeSoto	443.44
4/27/2023	158120	v0000793 - Verizon Wireless	1,085.36
4/27/2023	158121	v0000801 - Chico Turf Plus, LLC	95.00
4/27/2023	158122	v0000803 - Ginno Construction, Inc.	111,473.03
4/27/2023	158123	v0000807 - David Pittman	50.00
4/27/2023	158124	v0000808 - S.E.C. 5 Private Security dba	1,720.00
4/27/2023	158125	v0000829 - Armed Guard Private Security, Inc	300.00
4/27/2023	158126	v0000837 - Gary Quiring	675.00
4/27/2023	158127	v0000859 - Richard H. Ober	50.00
4/27/2023	158128	v0000866 - Charles Alford	50.00
4/27/2023	158129	v0000879 - GUZI-WEST Inspection and Consulting. LLC	1,028.54
4/27/2023	158130	v0000888 - Sarah Richter	50.00
4/27/2023	158131	v0000889 - Regina Sayles-Lambert	50.00
4/27/2023	158132	v0000896 - AWI Management Corporation	4,200.00
4/27/2023	158133	v0000908 - Regina Sayles-Lambert	25.15
4/27/2023	158134	v0004479 - Netsys Systems, Inc.	7,910.00
4/27/2023	158135	v0004484 - Holbrooks Clearance Center	5,034.92
4/27/2023	158136	v0004526 - VSP Vision Care	571.84
4/27/2023	158137	v0004543 - Joseph Young	603.12
4/27/2023	158138	v0004549 - Randy Coy	50.00
4/27/2023	158139	v0004569 - National Flood Experts LLC	2,458.00
		TOTAL	710,184.86

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

CUMULATIVE

ASSETS

Current Assets

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

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

Fixed Assets

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

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

Other Non-Current Assets

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

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

TOTAL ASSETS **52,211,054**

LIABILITIES

Current Liabilities

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

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

Long-Term Liabilities

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

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

TOTAL LIABILITIES **19,678,816**

NET POSITION

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

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

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

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

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	343,971	368,267	24,297	2,063,825	2,209,604	145,779	0.00%
Tenant Charges	13,595	5,241	(8,353)	25,220	31,448	6,227	0.00%
Laundry Revenue	1,429	2,747	1,318	8,815	16,480	7,665	0.00%
HUD Grant Revenue	1,871,614	1,929,962	58,348	11,601,155	11,579,770	(21,385)	50.09%
Other Grant Revenue	0	0	172,976	7,573	0	509,241	0.00%
Investment Income-unrestricted	3	698	695	7,559	4,186	(3,373)	90.28%
Investment Income - restricted	0	5,917	5,917	7,573	35,500	27,927	10.67%
Fraud Recovery	911	4,167	3,256	15,587	25,000	9,413	31.17%
Other Income	27,547	50,558	23,011	124,184	303,350	179,166	20.47%
TOTAL REVENUES	2,259,069	2,367,556	281,463	13,861,491	14,205,338	860,661	48.79%
Administrative Employee Salaries	116,069	194,380	78,311	1,063,404	1,166,282	102,878	45.59%
Audit Fee	5,963	4,542	(1,421)	5,963	27,250	21,287	10.94%
Advertising & Marketing	5,198	1,823	(3,375)	5,188	10,935	5,747	23.72%
Admin Fringe Benefits & Taxes	35,525	104,718	69,193	465,188	628,309	163,121	37.02%
Office Expenses	8,169	25,016	16,848	99,409	150,098	50,689	33.11%
Legal Expenses	1,418	4,992	3,574	19,327	29,950	10,623	32.27%
Travel	0	10,360	10,360	0	62,157	62,157	0.00%
Allocated Overhead	80,758	100,704	19,946	420,194	604,226	184,031	34.77%
Other Admin Expenses	64,099	55,902	(8,197)	37,345	335,409	298,064	5.57%
Total Operating Admin Costs	317,198	502,436	185,238	2,116,018	3,014,615	898,596	35.10%
Tenant Services - Salaries	10,777	8,375	(2,402)	76,442	50,250	(26,192)	76.06%
Relocation Costs	1,416	0	(1,416)	1,416	0	(1,416)	0.00%
Employee Benefits - Tenant Services	2,611	3,763	1,151	17,825	22,577	4,752	39.48%
Resident Services MISC	9,110	22,329	13,219	9,956	133,973	124,017	3.72%
Total Tenant Services	23,914	34,467	10,552	105,639	206,800	101,160	25.54%
Water	12,531	18,762	6,230	65,465	112,570	47,105	29.08%
Electricity	5,071	9,532	4,461	25,645	57,191	31,546	22.42%
Gas	3,328	1,995	(1,333)	12,370	11,967	(403)	51.69%
Sewer	27,057	18,469	(8,588)	72,196	110,812	38,616	32.58%
Total Utilities - Project	47,987	48,757	769	175,677	292,540	116,863	30.03%
Maintenance Salaries	20,378	40,232	19,854	146,115	241,393	95,278	30.26%
Maintenance Materials	11,674	12,929	1,255	186,750	77,573	(109,177)	120.37%
Maintenance Contract Costs	75,497	92,304	16,807	188,724	553,824	365,099	17.04%
Maintenance Fringe Benefits	4,650	18,542	13,892	34,824	111,254	76,430	15.65%
Total Maintenance Costs	112,200	164,007	51,808	556,413	984,043	427,630	28.27%
Protective Services	233	4,943	4,709	11,778	29,655	17,877	19.86%
Insurance-Liability/Property/Auto	42,463	37,548	(4,915)	87,472	225,289	137,817	19.41%
Other General Expenses	36,111	8,100	(28,011)	8,994	48,600	39,606	9.25%
PILOT	9,042	9,667	625	25,308	58,004	32,696	21.82%
Bad Debt - Tenant	0	5,683	5,683	0	34,100	34,100	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	28,870	28,870	0	173,221	173,221	0.00%
Total Other Operating Expenses	87,850	94,811	6,962	133,552	568,868	435,316	11.74%
Maintenance - Extraordinary	0	0	0	0	0	72,222	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,650,745	1,562,206	(88,539)	7,969,494	9,373,238	1,403,744	42.51%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,783,748	1,562,206	(88,539)	7,969,494	9,373,238	1,475,966	42.51%
TOTAL EXPENSES	2,372,897	2,406,684	166,790	11,056,793	14,440,103	3,455,532	38.29%
RETAINED EARNINGS	(113,828)	(39,128)	74,700	2,804,698	(234,765)	(2,594,871)	10.50%

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

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	2,186	0	(2,186)	10,850	0	(10,850)	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	1,685,941	1,723,289	37,348	10,358,183	10,339,736	(18,448)	50.09%
Other Grant Revenue	0	0	336,265	0	0	672,530	0.00%
Investment Income-unrestricted	0	150	150	0	900	900	0.00%
Investment Income - restricted	0	4,167	4,167	0	25,000	25,000	0.00%
Fraud Recovery	911	4,167	3,256	8,014	25,000	16,986	16.03%
Other Income	17,121	625	(16,496)	113,353	3,750	(109,603)	1511.37%
TOTAL REVENUES	1,706,159	1,732,398	362,503	10,490,399	10,394,386	576,516	50.46%
Administrative Employee Salaries	48,857	59,583	10,726	354,971	357,500	2,529	49.65%
Audit Fee	0	1,800	1,800	0	10,800	10,800	0.00%
Advertising & Marketing	4,906	417	(4,489)	5,051	2,500	(2,551)	101.02%
Admin Fringe Benefits & Taxes	11,324	31,758	20,434	77,327	190,548	113,221	20.29%
Office Expenses	4,902	10,833	5,931	60,765	65,000	4,235	46.74%
Legal Expenses	190	1,250	1,060	15,976	7,500	(8,476)	106.51%
Travel	0	2,492	2,492	0	14,950	14,950	0.00%
Allocated Overhead	40,000	42,769	2,769	240,000	256,615	16,615	46.76%
Other Admin Expenses	17,246	21,805	4,559	31,761	130,832	99,071	12.14%
Total Operating Admin Costs	127,425	172,707	45,282	785,850	1,036,244	250,394	37.92%
Tenant Services - Salaries	5,016	4,000	(1,016)	35,845	24,000	(11,845)	74.68%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	1,215	1,600	385	8,353	9,600	1,247	43.51%
Resident Services MISC	8,902	16,917	8,015	9,702	101,500	91,798	4.78%
Total Tenant Services	15,133	22,517	7,384	53,901	135,100	81,199	19.95%
Water	0	133	133	416	800	384	26.02%
Electricity	1,012	1,092	79	5,914	6,550	636	45.14%
Gas	409	83	(325)	974	500	(474)	97.44%
Sewer	15	125	110	171	750	579	11.40%
Total Utilities - Project	1,436	1,433	(3)	7,476	8,600	1,124	43.46%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	417	417	484	2,500	2,016	9.68%
Maintenance Contract Costs	1,963	917	(1,046)	27,207	5,500	(21,707)	247.34%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	1,963	1,333	(629)	27,692	8,000	(19,692)	173.07%
Protective Services	127	267	140	717	1,600	883	22.40%
Insurance-Liability/Property/Auto	374	585	211	959	3,510	2,551	13.66%
Other General Expenses	1,561	5,167	3,606	8,994	31,000	22,006	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	2,062	6,018	3,957	10,670	36,110	25,440	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	1,649,391	1,549,290	(100,101)	7,962,672	9,295,738	1,333,066	42.83%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,649,391	1,549,290	(100,101)	7,962,672	9,295,738	1,333,066	0.428297
TOTAL EXPENSES	1,797,410	1,753,299	(44,111)	8,848,260	10,519,792	1,671,531	42.06%
RETAINED EARNINGS	(91,250)	(20,901)		1,642,139	(125,406)		8.41%

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

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	33.33 % Used
Dwelling Rent	133,718	123,120	(10,598)	792,491	738,720	(53,771)	53.64%
Tenant Charges	3,835	3,333	(502)	6,796	20,000	13,204	16.99%
Laundry Revenue	0	1,333	1,333	1,241	8,000	6,759	7.76%
HUD Grant Revenue	145,932	107,363	(38,568)	629,517	644,180	14,662	48.86%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	383	383	(15)	2,300	2,315	-0.32%
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	1,200	(2,058)	135.76%
TOTAL REVENUES	283,485	235,733	(47,751)	1,433,289	1,414,400	(18,889)	50.67%
Administrative Employee Salaries	53,040	37,500	(15,540)	341,302	225,000	(116,302)	75.84%
Audit Fee	5,963	267	(5,696)	5,963	1,600	(4,363)	186.34%
Advertising & Marketing	0	750	750	0	4,500	4,500	0.00%
Admin Fringe Benefits & Taxes	11,839	19,988	8,149	74,123	119,925	45,802	30.90%
Office Expenses	2,717	5,000	2,283	38,521	30,000	(8,521)	64.20%
Legal Expenses	1,228	1,250	22	3,352	7,500	4,148	22.34%
Travel	0	583	583	0	3,500	3,500	0.00%
Allocated Overhead	12,871	37,809	24,938	77,226	226,854	149,627	17.02%
Other Admin Expenses	1,740	4,870	3,130	4,325	29,221	24,896	7.40%
Total Operating Admin Costs	89,398	108,017	18,619	544,811	648,099	103,288	42.03%
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	4,313	4,059	2.94%
Total Tenant Services	1,416	719	(697)	1,670	4,313	2,642	2.94%
Water	7,962	10,833	2,871	60,480	65,000	4,520	46.52%
Electricity	2,237	2,417	180	15,162	14,500	(662)	52.28%
Gas	1,501	500	(1,001)	6,827	3,000	(3,827)	113.79%
Sewer	16,062	10,108	(5,954)	67,456	60,650	(6,806)	55.61%
Total Utilities - Project	27,762	23,858	(3,904)	149,925	143,150	(6,775)	52.37%
Maintenance Salaries	20,378	31,445	11,066	146,115	188,668	42,553	38.72%
Maintenance Materials	5,498	10,417	4,919	43,982	62,500	18,518	35.19%
Maintenance Contract Costs	20,871	27,429	6,558	155,911	164,573	8,662	47.37%
Maintenance Fringe Benefits	4,650	17,609	12,959	34,824	105,654	70,830	16.48%
Total Maintenance Costs	51,397	86,899	35,502	380,832	521,394	140,562	36.52%
Protective Services	107	2,333	2,227	11,061	14,000	2,939	39.50%
Insurance-Liability/Property/Auto	21,628	21,628	0	86,513	129,769	43,256	33.33%
Other General Expenses	0	250	250	0	1,500	1,500	0.00%
PILOT	9,042	9,375	333	25,308	56,250	30,942	22.50%
Bad Debt - Tenant	0	4,167	4,167	0	25,000	25,000	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	30,777	37,753	6,977	122,882	226,519	103,637	27.12%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,354	0	(1,354)	6,822	0	(6,822)	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,354	0	(1,354)	6,822	0	(6,822)	0.00%
TOTAL EXPENSES	202,104	257,246	55,142	1,206,943	1,543,475	336,531	39.10%
RETAINED EARNINGS	81,381	(21,513)		226,345	(129,075)		11.57%

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

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	33.33 % Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	0	0	0	0	0	0	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	39,741	92,771	53,030	568,612	556,628	(11,984)	51.08%
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	39,741	92,771	53,030	568,612	556,628	(11,984)	51.08%
Administrative Employee Salaries	5,916	12,500	6,584	42,587	75,000	32,413	28.39%
Audit Fee	0	0	0	0	0	0	0.00%
Advertising & Marketing	0	0	0	138	0	(138)	0.00%
Admin Fringe Benefits & Taxes	1,434	6,663	5,229	9,917	39,975	30,058	12.40%
Office Expenses	72	333	261	122	2,000	1,878	3.06%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	196	196	0	1,175	1,175	0.00%
Allocated Overhead	2,145	1,697	(448)	12,871	10,184	(2,687)	0.00%
Other Admin Expenses	101	208	108	1,259	1,250	(9)	0.00%
Total Operating Admin Costs	9,668	21,597	11,930	66,893	129,584	62,691	25.81%
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	1,718	0	14,719	5,606	0	(5,606)	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	1,718	0	14,719	147,889	0	(147,889)	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	11,385	21,597	26,649	214,782	129,584	(85,198)	82.87%
RETAINED EARNINGS	28,356	71,174		353,829	427,044		-31.80%

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

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	33.33 % Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	0	0	0	0	0	0	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	0	6,538	6,538	37,270	39,227	1,957	47.51%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	0	0	0	0	0	0.00%
Investment Income - restricted	0	0	0	0	0	0	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	0	0	0	0	0	0	0.00%
TOTAL REVENUES	0	6,538	6,538	37,270	39,227	1,957	47.51%
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	5,761	4,375	(1,386)	40,596	21,875	(18,721)	77.33%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	1,396	2,163	767	9,472	10,814	1,342	36.50%
Resident Services MISC	0	0	0	0	0	0	0.00%
Total Tenant Services	7,157	6,538	(620)	50,069	32,689	(17,379)	63.82%
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	7,157	6,538	(620)	50,069	32,689	(17,379)	63.82%
RETAINED EARNINGS	(7,157)	0		(12,799)	6,538		-16.31%

Financial Statements
Statement of Profit Loss
March 31, 2023

	Current Period			Year To Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Rental & Other Project Income						
Gross Rents	115,408	118,448	(3,040)	692,448	710,688	(18,240)
Rental Assistance	53,706	-	53,706	323,931	-	323,931
Laundry Income	314	217	98	940	1,300	(360)
Other Tenant Income	167	92	75	1,144	550	594
Interest Income	56	3	53	161	15	146
Restricted Reserve Interest Income	11	-	11	54	-	54
Miscellaneous Income	595	-	595	595	-	595
Total Rental & Other Project Income:	170,257	118,759	51,498	1,019,273	712,553	306,720
Vacancy & Other Deductions						
Vacancies	25,248	23,143	2,105	149,723	138,858	10,866
Manager's Unit	1,230	1,230	-	7,380	7,380	-
Utility Allowance	167	-	167	928	-	928
Rent Subsidy	53,706	-	53,706	323,931	-	323,931
Total Vacancy & Other Deductions	80,351	24,373	55,978	481,962	146,238	(335,725)
Total Project Income	89,906	94,386	(4,480)	537,311	566,316	(29,005)
Project Expenses:						
Total O&M Expense:	13,882	35,903	(22,022)	128,383	215,419	(87,036)
Total Utilities:	7,919	10,841	(2,922)	22,292	65,047	(42,755)
Total Administrative Expense:	13,607	15,387	(1,779)	77,651	92,322	(14,671)
Total Taxes & Insurance Expense:	6,841	8,510	(1,670)	45,524	51,062	(5,537)
Total Other Taxes & Insurance:	1,807	5,356	(3,549)	10,640	32,137	(21,497)
Total Other Project Expenses:	946	2,158	(1,213)	12,743	12,950	(206)
Total Mortgage & Owner's Expense:	16,059	16,059	0	96,354	96,352	2
Total Expenses:	61,060	94,214	(33,154)	393,587	565,286	(171,699)
Net Profit (Loss)	28,845	172	28,674	143,724	1,030	142,694

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	2,091,662										3,608,791
BEG. INVESTED IN CAPITAL ASSETS	0	0	0										0
HUD ADMIN FEE REVENUE	163,219	225,782	164,603										389,001
FRAUD RECOVERY	820	1,217	760										2,037
INTEREST INCOME / GAIN or LOSS INV	0	0	0										0
DEPRECIATION (reduces Capital Assets)	0	0	0										0
BAD DEBT-ADMIN / OPEB YE Adj	0	0	0										0
ADMINISTRATIVE EXPENDITURES	-16,034	-13,735	-15,922										-29,769
ENDING ADMIN RESERVE BALANCE	1,878,398	2,091,662	2,241,103										3,970,060
YTD Change in Admin.	148,005	361,269	510,710	-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	140,776										7,290
HUD HAP REVENUE	1,898,792	1,363,492	1,418,598										3,262,284
FRAUD RECOVERY	820	1,217	760										2,037
FSS FORFEITURES	0	0	0										0
BAD DEBT-HAP	0	0	0										0
HOUSING ASSISTANCE PAYMENTS	-1,433,164	-1,460,802	-1,457,571										-2,893,966
ENDING HAP RESERVE BALANCE	236,869	140,776	102,563	0	0	0	0	0	0	0	0	0	377,645
YTD Change in HAP	466,448	370,355	332,142	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	1,564,988										4,694,964
HAP EXPENDITURES (Current Month)	1,449,198	1,474,537	1,473,493										4,397,228
CY 2023 HAP BUDGET UTILIZATION	93%	94%	94%										94%
BUDGET AVAILABLE (YTD)	1,564,988	1,564,988	1,564,988										4,694,964
TOTAL HAP EXPENDITURES (YTD)	1,449,198	1,474,537	1,473,493										4,397,228
BUDGET REMAINING (YTD)	115,790	90,451	91,495										297,736
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	2,221										6,503
UNIT MONTH'S AVAILABLE	2,236	2,236	2,236										6,708
OVER or (UNDER) LEASED	-126	-64	-15	0	0	0	0	0	0	0	0	0	-205
CY 2023 VOUCHER UTILIZATION	94%	97%	99%										97%
CY 2022 VOUCHER UTILIZATION	88%	89%	89%										88%
CY 2023 AVERAGE HAP	687	679	663										676
CY 2022 AVERAGE HAP	655	611	692										687

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

UNITS LEASED SUMMARY	MAY'23	APR'23	MAR'23	FEB'23	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22	JUL'22	JUN'22
BUTTE												
ACC UNIT MONTHS	1973	1973	1973	1973	1973	1973	1973	1973	1955	1955	1955	1955
CURRENT LEASED	1988	2008	1993	1965	1932	1917	1889	1885	1892	1877	1870	1866
VOUCHER UTILIZATION %	100.76%	101.77%	101.01%	99.59%	97.92%	97.16%	95.74%	95.54%	96.78%	96.01%	95.65%	95.45%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	62	62	62	63	62	62	61	61	61	62	62	63
VOUCHER UTILIZATION %	71.26%	71.26%	71.26%	72.41%	71.26%	71.26%	70.11%	70.11%	70.11%	71.26%	71.26%	72.41%
VASH												
ACC UNIT MONTHS	194	194	194	194	194	194	194	194	194	194	194	194
CURRENT LEASED	134	136	128	122	119	116	117	116	115	113	112	110
VOUCHER UTILIZATION %	69.07%	70.10%	65.98%	62.89%	61.34%	59.79%	60.31%	59.79%	59.28%	58.25%	57.73%	56.70%
TOTAL												
ACC UNIT MONTHS	2254	2254	2254	2254	2254	2254	2254	2254	2236	2236	2236	2236
CURRENT LEASED	2184	2206	2183	2150	2113	2095	2067	2062	2068	2052	2044	2039
VOUCHER UTILIZATION %	96.89%	97.87%	96.85%	95.39%	93.74%	92.95%	91.70%	91.48%	92.49%	91.77%	91.41%	91.19%

HAP SUMMARY*	MAY'23	APR'23	MAR'23	FEB'23	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22	JUL'22	JUN'22
ACC BUDGET	\$ 1,687,733	\$ 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
ACTUAL HAP	\$ 1,446,996	\$ 1,493,768	\$ 1,494,308	\$ 1,493,066	\$ 1,455,245	\$ 1,407,878	\$ 1,273,115	\$ 1,347,437	\$ 1,321,908	\$ 1,336,757	\$ 1,311,614	\$ 1,312,171
PER UNIT COST	\$ 663	\$ 677	\$ 685	\$ 694	\$ 689	\$ 672	\$ 616	\$ 653	\$ 639	\$ 651	\$ 642	\$ 644
BUDGET UTILIZATION %	85.74%	88.51%	88.54%	88.47%	86.22%	88.38%	79.92%	84.59%	82.98%	83.92%	82.34%	82.37%

ACTIVITY SUMMARY	MAY'23	APR'23	MAR'23	FEB'23	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22	JUL'22	JUN'22
# PORT IN BILLED	0	0	0	0	0	0	0	0	0	0	0	0
#PORT OUT UNDER CONTRACT	44	46	47	47	42	40	33	32	32	33	29	28
ZERO HAP	22	27	23	24	18	21	20	29	24	22	26	27
UTILITY ASSISTANCE PAYMENTS	112	105	105	104	109	105	107	107	105	98	101	106
NEW ADMISSIONS	**	9	42	44	48	35	33	31	24	48	38	40
INITIAL VOUCHERS SEARCHING	137	121	135	157	174	212	295	244	267	301	263	273
ACTUAL/ESTIMATED EOP	16	17	13	11	14	10	22	16	12	14	18	25
REMAIN ON WAITING LIST	1523	1536	1587	97	165	305	617	702	761	943	1047	1585

*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	%
May-23	16**	0	0	0	0	0	1	0	12***	1	1	3	98.3%
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%

* 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	%
May-23	3	1	2	4	2	0	1	13	96.2%
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%

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

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
May-23	3	0	4	0
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

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	22 Transfer list	6+	641	6+	720	6+
2	537	2+			325	2+
3	326	1+	273	1+	217	2+
4	110	5+			60	4+
5					13	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	168		123	2
2	40	7			30	
3	18	2	12	6	8	
4	5	4+			3	
5					0	

MEMO

Date: May 12, 2023
To: HACB Board of Commissioners
From: Taylor Gonzalez, Project Manager
Subject: Status of HACB Construction Projects

As of May 12, 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, \$440,485 of capital improvement work has been completed out of the \$1,186,684 Operations project budget.
- The sixth Disbursement of 2020A Bond proceeds has been submitted, where \$1,113,735 has been requisitioned. To date, a total of \$3,728,259 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 70% complete.
- Weather conditions have greatly improved, which has allowed for forward progress on the construction activities.
- As of this writing, there have been \$78,564 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 July 2023, barring any further unforeseen conditions or weather-related delays.

May 12, 2023
HACB Construction Status Memo
pg. 1

Evanswood Estates Exterior Modernization, Oroville: (continued)



Exterior Painting Complete at Unit 5 & 9



Exterior Painting Complete at Unit 9



Exterior Painting Detail at Unit 9



New Siding and Trim Installation at Unit 45 & 49



New Window installation at Unit 36



New Trim Installation at Unit 368

*May 12, 2023
HACB Construction Status Memo
pg. 2*

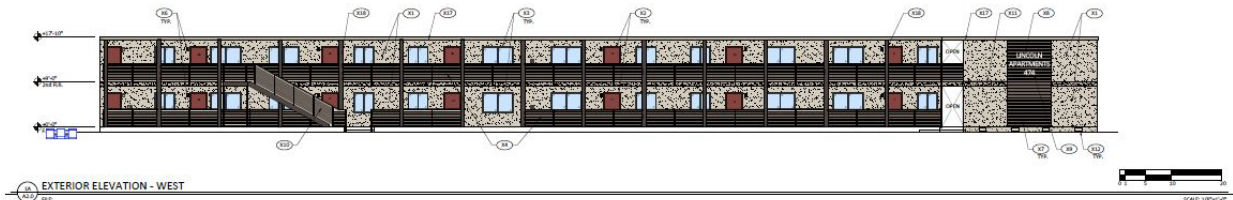
Kathy Court Apartments, Paradise: *Reconstruction of the Kathy Court Apartments, 12-unit, two story apartment building consisting of 2 one-bedroom, 8 two-bedroom, and 2 three-bedroom residential units.*

- A CDBG-DR award is pending State review, in the amount of \$2,724,004. HACB Staff has been notified that the Town of Paradise, along with their team of consultants, are finalizing the draft Developer Commitment Agreement, indicating that the review process is nearly complete.
- The building permit(s) has been approved by the 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 the end of May 2023.
- A bid package for the construction is nearly complete and will be issued when the formal 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:

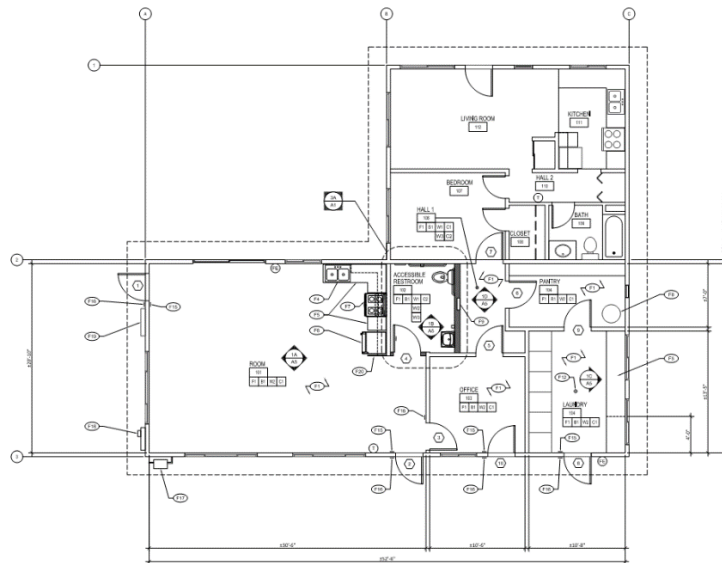
- The Construction Documents (plans and specifications) are 100% complete.
- Building and Planning Division approvals were received in November, 2022.
- HACB Staff met with property manager RSC Associates and developed a prioritized list of improvements, including replacement of individual electrical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

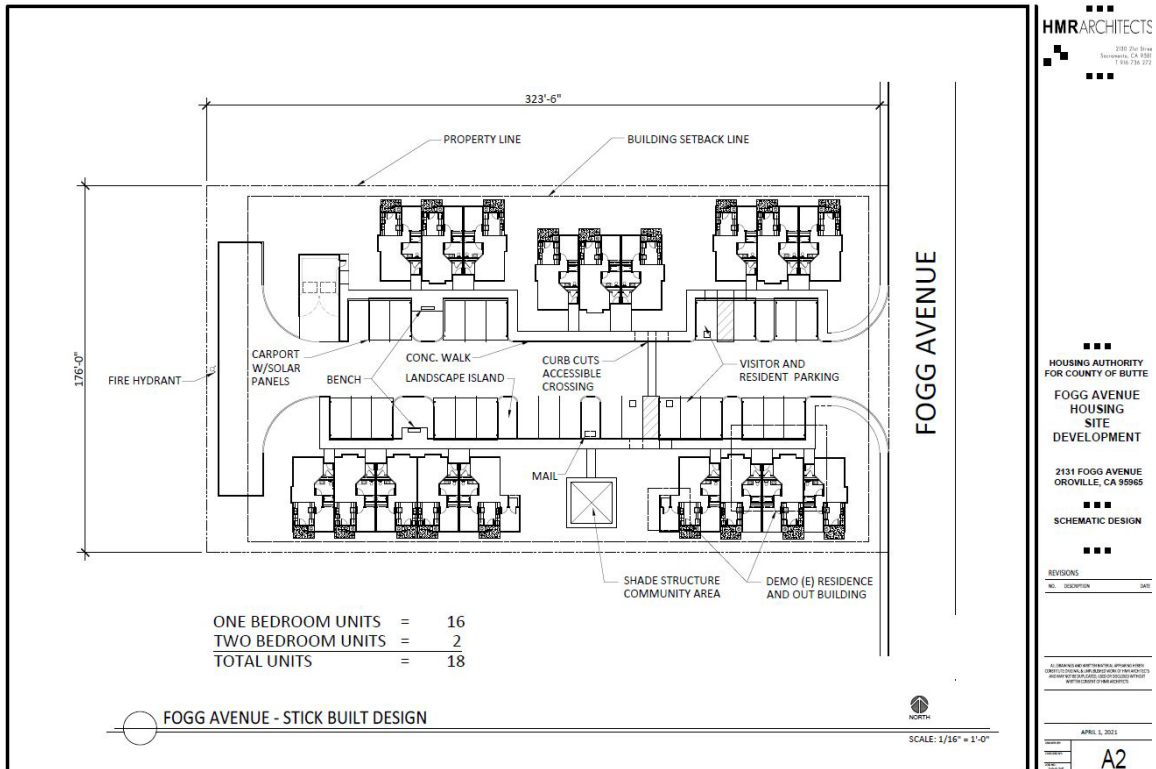


Park Place Apts., Oroville – Community Room Floor Plan

*May 12, 2023
HACB Construction Status Memo
pg. 4*

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

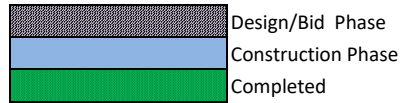
- HMR Architects has completed schematic design plans using traditional multifamily construction methods (single story, stick frame, slab-on-grade, yielding 18 units (16 one-bedroom and 2 two-bedroom)).
- This initiative seeks financing, including CDBG-DR and “other” monies (State MHP, PLHA?). Predevelopment 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 demolition of the single-family residence, and retention of a funding packaging consultant and architect.



May 12, 2023
 HACB Construction Status Memo
 pg. 5

12 Month HACB Construction Project Schedule - May 12, 2023

	Budgeted Amount	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	Sep-23
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														
Design Development and Construction Drawings	T.B.D.													
Seek Funding and Grant Application Preparation	T.B.D.													
Demolish Existing Vacant Single Family Residence	\$46,600													
Total next 12 months:	\$11,631,894													



MEMO

Date: May 12, 2023

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: Public Housing - Capital Fund Status Report

HUD has issued a notice of funding availability for Public Housing Capital Fund Emergency Safety and Security Grants funds via application process. Because of ongoing vandalism and presence of unauthorized persons at the senior and disabled designated Winston Gardens Apartments, Oroville property, staff has determined it necessary to apply for funding to improve security measures. Proposed improvements include construction of additional fencing and lighting, security gates, and installation of additional security cameras.

As of May 12, 2023, the status of HACB Capital Fund construction activity follows:

- Public Housing – All sites, ongoing. Abatement and replacement of asbestos-containing floor tiles; ten (10) units have been completed during the FY 2023; 151 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 45-55 % complete.
- Public Housing – HVAC System Replacements (43-03), Chico. Replace thirty-five (35) roof mounted gas/electric package HVAC units at the end of their useful life. This project was bid in December 2022. Jessee Heating and Air has cited HVAC supply chain issues causing project delay. Work is scheduled to begin in 3-6 weeks.

May 12, 2023
HUD Public Housing Capital Fund Report
pg. 1

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

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

This Capital Fund is 83% obligated and 26% expended. Projects Included:

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Unit Appliance Replacements/Upgrades** – Countywide, in planning.
- **HVAC Replacements** – Replace select failing package HVAC units, in planning.
- **Bathroom Tub/Shower Remodel** – Select concrete block units, in planning.
- **Kitchen Remodel** – Select units, in planning.
- **Roof Replacements** – Select Units. Replace aging and failing roofing systems fascia, soffit, gutters and downspouts, in planning.

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** - A project has been organized to replace (122) select Gas Ranges which have reached the end of their useful life. Installation was completed in August 2022.
- **Tree Trim and Removal Project** – Trim 294 trees and remove 12 trees.
- **HVAC Replacements** – Replace 35 failing 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.

Note: remaining Capital Fund 501-21 planned projects have been reassigned to 501-22 funding.

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.

May 12, 2023
HUD Public Housing Capital Fund Report
pg. 2

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 04-11-2023

Capital Funds 501-20, 501-21, 501-22

			501-20				501-21				501-22				501-23				Totals			
			Original	Revised	Obligated	Expended	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	74,792.80				75,000.00					315,120.00	112,821.73	202,298.27	
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	600,306.00		541,513.23	47,799.14	712,154.00		739,165.57	301,881.48				861,782.00				-	-	2,794,405.00	1,035,740.30	1,758,664.70
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	-	725,159.07	227,894.98	913,365.00	-	913,365.00	468,010.28	1,113,256.00	-	111,325.00	-					3,714,841.00	1,508,598.79	2,206,242.21	
					83%	26%			100%	51%			10%	0%								

HUD Low Income Public Housing

Capital Fund Program Summary - Projects Proposed or Under Contract

		100 Reserved Budget	1406 Operations	1408 Mgmt. Improvements	1410 Admin	1480 Audit	1480 Fees and Cost	1480 General Capital Activity	1480 Relocation Costs	Totals	"UC" Under Contract
Acct Code	Cash Available as of 05/12/2023	-	106,838.03	12,116.21	111,325.00	8,000.00	202,298.27	1,758,664.70	7,000.00	2,206,242.21	
	501-20, 501-21, 501-22 Funding										
100	Reserved Budget	-								-	
1406	Operations		106,838.03							106,838.03	
1408	Management Improvements			12,116.21						12,116.21	
1411	Audit Cost Cap Fund					8,000.00				8,000.00	
1410	Administration				111,325.00					111,325.00	
1430	Fees and Costs: Arch. Service, Permits Const. Admin, Etc..						202,298.27			202,298.27	
1460	Dwelling Structures									-	
1465	Dwelling Equipment									-	
1470	Non-Dwelling Structures									-	
1475	Non-Dwelling Equipment									-	
1485	Demolition									-	
1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment							1,758,664.70		1,758,664.70	
1495	Relocation Costs								7,000.00	7,000.00	
1502	Contingency									-	
										2,206,242.21	Total
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

MEMO

Date: May 12, 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 May 1st, there are 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 determined “over-income”. One over income household was able to move into one of the Demonstration (Demo) units. A total of 15 units are vacant and rent ready. 17 units are deemed uninhabitable, and 10 are offline, waiting for the next phase renovation. There is one pending unlawful detainer, due to non-payment of rent and failure to income recertify. Two tenants are on payment plans for rent owed.



1930's-era wooden unit

AWI staff continue their marketing efforts due to the lack of qualified Farm Labor eligible applicants. The marketing includes distribution of flyers to local farms and businesses, a 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 Road. AWI is now fully staffed.

A request has been made to USDA Rural Development for 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. The tree trimming project has been approved and has been scheduled for May 10th, 2023. 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. Staff is also seeking estimates to refurbish one side of the property sign. A community clean-up day is planned by AWI staff to partner with the residents to remove old or excessive items stored around the buildings.

Mi C.A.S.A.’s monthly food distribution was held on Tuesday May 9th in the Community Room. Mi C.A.S.A. is nearing the end of their Spring Session of classes, 85% of eligible children living at FLH attend class on a daily basis. We had two poster entries from Mi C.A.S.A. students for this year’s NAHRO “What Home Means to Me” contest. One of the two poster entries will be chosen and sent to the Regional NAHRO competition in the hopes that it will be picked for National consideration. We’ve had two winning entries in the last three years from Mi C.A.S.A. students.

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 recently held between AWI staff, Promotores, and residents to discuss the best location for a Community Garden. It was agreed by all parties that the best location for the Community Garden would be the area located behind the rental units on Marie Court, towards the end of Rutland Court due to the soil quality and close proximity to water.



1980's-era Concrete Block duplex unit – renovated

AWI continues to work to renovate concrete block units on Ogden Avenue. This initiative will establish a third category of concrete block units in inventory, the three categories including 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 and other program funds are contemplated. Renovation and/or demolition and/or historic preservation of the historically significant 1930's era wooden units is becoming increasingly important, given the deteriorating structures – only nine of the original twenty-four wooden units are considered habitable.

The State Water Board approved application for grant funds to install a power generator backup power to the community well. We are waiting for information on when the design and install will be scheduled.

Please find third party property manager AWI's April 2023 narrative and financials, following.

**Gridley Farm Labor Housing
April 2023**



Separate Variance Report explaining budget differences and expenditures.

Updates:

GFLH currently has 15 units available.

As of the end of April

- 74 Occupied
- 10 units held for the next phase of rehab (4 identified for in-house work)
- 17 units deemed uninhabitable (16 wooden units, 1 brick)
- 15 units available for occupancy

*** All renovated units are occupied.

829 Marie Court is nearly market ready. Pending flooring and final touch ups / cleaning.

New Move Outs:

- **MAR823** – new move –out. Working on applicants.

Upcoming Vacancies:

- **ERN863** – failure to recertify and non-payment/ legal.

***Management inspected 25 unoccupied old brick units, including those slotted for the next phase of rehab and one marked offline with RD.

9 units are general turns that can be done in house. Maintenance staff will focus on these first: MC1464, MC1468, ST1468, ST1470, MAR823, ERN867, ERN853, OG1458 and OG1495.

6 units need a moderate amount of work, including cabinetry.

10 units need extensive work and will be costly to turn (several of these are in the section marked next for rehab)

Applicant traffic of those that meet FL qualification is still slow. AWI is following up with RD on their end to start the process of obtaining an occupancy waiver.

(530) 745-6170 tel AWI Management Corporation
(530) 745-6171 fax 120 Center Street
www.awimc.com Auburn CA 95603

AWI Management Corporation is an Equal Opportunity provider.

To date, in May 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 \$1,631. Payment plan.
- Unit #AU878 – balance \$1, 607. Payment plan.

Tree trimming is approved & scheduled for May 10th.

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

Two estimates on hand to address potholes throughout the property, but one of the estimates is not "apples to apples". Once the updated estimates are received they will be forwarded for review /approval.

Staff is currently seeking estimates to refurbish one side of the GFLH signage.

Promotores and Red Cross held the community garden meeting with residents. The meeting went well; however the residents did have concerns related to the chosen location for the garden. Promotores and GFLH staff will discuss this further.

We are planning a community clean-up day. The goal is to partner with residents to remove all old and excessive items stored around the buildings. A meeting will be held with food and beverages to explain the rules.

Gridley Farm Labor 645
For the Month Ended April 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 113,779.00	\$ 118,448.00	\$ (4,669.00)	\$ 806,227.00	\$ 829,136.00	\$ (22,909.00)
Vacancies	(22,420.00)	(23,142.92)	722.92	(172,143.00)	(162,000.42)	(10,142.58)
Manager's Unit	(1,230.00)	(1,230.00)	0.00	(8,610.00)	(8,610.00)	0.00
Total Tenant Rent	\$ 90,129.00	\$ 94,075.08	\$ (3,946.08)	\$ 625,474.00	\$ 658,525.58	\$ (33,051.58)
Other Project Income:						
Laundry Income	\$ 185.55	\$ 216.67	\$ (31.12)	\$ 1,125.75	\$ 1,516.67	\$ (390.92)
Interest Income	(.10)	2.50	(2.60)	160.88	17.50	143.38
Restricted Reserve Interest Incom	12.39	0.00	12.39	66.38	0.00	66.38
Other Tenant Income	\$ 0.00	\$ 91.67	\$ (91.67)	\$ 215.50	\$ 641.67	\$ (426.17)
Miscellaneous Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 595.00	\$ 0.00	\$ 595.00
Other Project Income	\$ 197.84	\$ 310.84	\$ (113.00)	\$ 2,163.51	\$ 2,175.84	\$ (12.33)
Total Project Income	\$ 90,326.84	\$ 94,385.92	\$ (4,059.08)	\$ 627,637.51	\$ 660,701.42	\$ (33,063.91)
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 22,585.79	\$ 35,903.18	\$ (13,317.39)	\$ 150,968.95	\$ 251,322.18	\$ (100,353.23)
Utilities (From Pg 2)	5,819.19	10,841.09	(5,021.90)	28,111.15	75,887.59	(47,776.44)
Administrative (From Pg 2)	14,798.41	15,386.92	(588.51)	92,449.17	107,708.42	(15,259.25)
Taxes & Insurance (From Pg 2)	10,751.90	8,510.25	2,241.65	56,275.91	59,571.75	(3,295.84)
Other Taxes & Insurance (Fr Page	23,429.43	5,356.07	18,073.36	34,068.97	37,492.57	(3,423.60)
Other Project Expenses	2,337.55	2,158.26	179.29	15,081.04	15,107.76	(26.72)
Total O&M Expenses	\$ 79,722.27	\$ 78,155.77	\$ 1,566.50	\$ 376,955.19	\$ 547,090.27	\$ (170,135.08)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$.38	\$ 87,912.72	\$ 87,910.08	\$ 2.64
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 4,375.00	\$ 4,375.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	20,125.00	20,125.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.58	\$.38	\$ 112,412.72	\$ 112,410.08	\$ 2.64
Total Project Expenses	\$ 95,781.23	\$ 94,214.35	\$ 1,566.88	\$ 489,367.91	\$ 659,500.35	\$ (170,132.44)
Net Profit (Loss)	\$ (5,454.39)	\$ 171.57	\$ (5,625.96)	\$ 138,269.60	\$ 1,201.07	\$ 137,068.53
Other Cash Flow Items:						
Reserve Transfers	\$ (12.39)	\$ 0.00	\$ (12.39)	\$ 10,383.20	\$ 0.00	\$ 10,383.20
T & I Transfers	(8,549.90)	0.00	(8,549.90)	(62,602.88)	0.00	(62,602.88)
Sec Dep Owner Held	(25.00)	0.00	(25.00)	(3,675.00)	0.00	(3,675.00)
Rent Annuity	53,193.00	0.00	53,193.00	377,124.00	0.00	377,124.00

Gridley Farm Labor 645
For the Month Ended April 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rent Subsidy	\$ (53,193.00)	\$ 0.00	\$ (53,193.00)	\$ (377,124.00)	\$ 0.00	\$ (377,124.00)
Authorized Reserve - Other	0.00	0.00	0.00	(10,449.58)	0.00	(10,449.58)
Tenant Receivables	(3,016.00)	0.00	(3,016.00)	(2,160.84)	0.00	(2,160.84)
Other Receivables	9,905.31	0.00	9,905.31	22,415.58	0.00	22,415.58
Rental Assistance	513.00	0.00	513.00	(13,603.00)	0.00	(13,603.00)
Accounts Payable - Trade	26,344.61	0.00	26,344.61	22,804.93	0.00	22,804.93
Accrued Property Taxes	2,500.00	0.00	2,500.00	17,500.00	0.00	17,500.00
Accrued Property Taxes	0.00	0.00	0.00	4,480.00	0.00	4,480.00
Accrued Local Administration Fee	625.00	0.00	625.00	4,375.00	0.00	4,375.00
Total Other Cash Flow Items	\$ 28,284.63	\$ 0.00	\$ 28,284.63	\$ (10,532.59)	\$ 0.00	\$ (10,532.59)
Net Operating Cash Change	\$ 22,830.24	\$ 171.57	\$ 22,658.67	\$ 127,737.01	\$ 1,201.07	\$ 126,535.94

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 4,984.28	\$ 132,721.29	\$ 127,737.01
Tax & Insurance - FFB	86,994.79	19,575.09	(67,419.70)
Tax & Insurance - MMKT - FFB*	0.00	130,022.58	130,022.58
RD Reserves - FFB	53,543.24	63,285.04	9,741.80
Cash - Owner Held Reserves	396,699.00	396,699.00	0.00

Payables & Receivables:			
Accounts Payable - Trade	8,261.39	31,066.32	22,804.93
Rents Receivable - Current Tenants	10,062.51	12,223.35	2,160.84

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 6,445.46	\$ 6,820.92	\$ (375.46)	\$ 40,698.18	\$ 47,746.42	\$ (7,048.24)
Janitorial/Cleaning Supplies	193.17	79.75	113.42	553.19	558.25	(5.06)
Plumbing Repairs	0.00	832.92	(832.92)	3,965.90	5,830.42	(1,864.52)
Painting & Decorating	0.00	199.42	(199.42)	323.81	1,395.92	(1,072.11)
Repairs & Maintenance - Supply	5,309.16	1,532.33	3,776.83	9,166.73	10,726.33	(1,559.60)
Repairs & Maintenance - Contract	1,200.00	2,252.92	(1,052.92)	31,614.30	15,770.42	15,843.88
Grounds Maintenance	7,592.00	8,000.00	(408.00)	40,268.25	56,000.00	(15,731.75)
Pest Control Service	0.00	249.42	(249.42)	3,390.00	1,745.92	1,644.08
Fire/Alarm Services	0.00	1,588.50	(1,588.50)	1,019.05	11,119.50	(10,100.45)
Security Service	1,547.00	0.00	1,547.00	10,709.96	0.00	10,709.96
Capital Improvements - Other	0.00	11,983.33	(11,983.33)	1,239.96	83,883.33	(82,643.37)
Capital Improvements - Flooring	0.00	975.00	(975.00)	0.00	6,825.00	(6,825.00)
Capital Improvements - Appliance	0.00	697.25	(697.25)	3,811.85	4,880.75	(1,068.90)
Capital Improvements - HVAC Repl	0.00	250.00	(250.00)	1,754.62	1,750.00	4.62

Gridley Farm Labor 645
For the Month Ended April 30, 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	\$ 997.50	\$ (997.50)
Carpet Cleaning	0.00	25.08	(25.08)	0.00	175.58	(175.58)
HVAC Repairs	299.00	53.42	245.58	2,382.00	373.92	2,008.08
Cable Service	0.00	178.75	(178.75)	0.00	1,251.25	(1,251.25)
Tenant Services	0.00	41.67	(41.67)	71.15	291.67	(220.52)
Total Maint. & Operating Exp.	\$ 22,585.79	\$ 35,903.18	\$ (13,317.39)	\$ 150,968.95	\$ 251,322.18	\$ (100,353.23)
Utilities:						
Electricity	\$ 2,870.61	\$ 2,666.67	\$ 203.94	\$ 9,283.51	\$ 18,666.67	\$ (9,383.16)
Water	368.16	2,916.67	(2,548.51)	368.16	20,416.67	(20,048.51)
Sewer	1,509.87	2,174.42	(664.55)	1,509.87	15,220.92	(13,711.05)
Heating Fuel/Other	580.72	583.33	(2.61)	3,929.27	4,083.33	(154.06)
Garbage & Trash Removal	489.83	2,500.00	(2,010.17)	13,020.34	17,500.00	(4,479.66)
Total Utilities	\$ 5,819.19	\$ 10,841.09	\$ (5,021.90)	\$ 28,111.15	\$ 75,887.59	\$ (47,776.44)
Administrative:						
Manager's Salary	\$ 6,331.00	\$ 7,713.58	\$ (1,382.58)	\$ 41,044.23	\$ 53,995.08	\$ (12,950.85)
Management Fees	6,320.00	6,715.00	(395.00)	43,138.00	47,005.00	(3,867.00)
Bad Debt Expense	494.00	0.00	494.00	2,924.01	0.00	2,924.01
Auditing	1,653.41	666.67	986.74	4,666.67	4,666.67	0.00
Legal	0.00	291.67	(291.67)	0.00	2,041.67	(2,041.67)
Other Administrative Expenses	0.00	0.00	0.00	676.26	0.00	676.26
Total Administrative Expense	\$ 14,798.41	\$ 15,386.92	\$ (588.51)	\$ 92,449.17	\$ 107,708.42	\$ (15,259.25)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 1,493.33	\$ (1,493.33)	\$ 4,480.00	\$ 10,453.33	\$ (5,973.33)
Special Assessments	2,500.00	2,117.50	382.50	17,500.00	14,822.50	2,677.50
Property Insurance	8,251.90	4,899.42	3,352.48	34,295.91	34,295.92	(.01)
Total Taxes & Insurance Expense	\$ 10,751.90	\$ 8,510.25	\$ 2,241.65	\$ 56,275.91	\$ 59,571.75	\$ (3,295.84)
Other Taxes & Insurance:						
Payroll Taxes	\$ 966.33	\$ 1,270.58	\$ (304.25)	\$ 8,085.40	\$ 8,894.08	\$ (808.68)
Other Taxes, Fees & Permits	21,966.69	116.33	21,850.36	22,294.16	814.33	21,479.83
Bond Premiums	0.00	15.00	(15.00)	0.00	105.00	(105.00)
Worker's Compensation Insurance	488.98	1,075.83	(586.85)	3,265.37	7,530.83	(4,265.46)
Personnel Medical Insurance	7.43	2,878.33	(2,870.90)	424.04	20,148.33	(19,724.29)
Total Other Taxes & Insurance	\$ 23,429.43	\$ 5,356.07	\$ 18,073.36	\$ 34,068.97	\$ 37,492.57	\$ (3,423.60)
Other Project Expenses						
Telephone & Answering Service	\$ 108.96	\$ 314.67	\$ (205.71)	\$ 789.74	\$ 2,202.67	\$ (1,412.93)
Internet Service	1,108.60	135.33	973.27	1,491.35	947.33	544.02
Advertising	0.00	375.00	(375.00)	1,066.12	2,625.00	(1,558.88)
Water/Coffee Service	4.98	0.00	4.98	65.23	0.00	65.23

Gridley Farm Labor 645
For the Month Ended April 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Office Supplies & Expense	\$ 653.02	\$ 504.42	\$ 148.60	\$ 7,754.65	\$ 3,530.92	\$ 4,223.73
Postage	161.82	41.75	120.07	675.64	292.25	383.39
Toner/Copier Expense	24.36	27.75	(3.39)	163.93	194.25	(30.32)
Office Furniture & Equipment Expe	214.49	0.00	214.49	1,173.70	0.00	1,173.70
Travel & Promotion	0.00	611.92	(611.92)	1,399.38	4,283.42	(2,884.04)
Training Expense	0.00	104.17	(104.17)	186.42	729.17	(542.75)
Credit Checking	61.32	13.42	47.90	206.88	93.92	112.96
Employee Meals	0.00	29.83	(29.83)	108.00	208.83	(100.83)
Total Other Project Expenses	\$ 2,337.55	\$ 2,158.26	\$ 179.29	\$ 15,081.04	\$ 15,107.76	\$ (26.72)
Lease Up Expenses						
Total Lease Up Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$.38	\$ 87,912.72	\$ 87,910.08	\$ 2.64
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 4,375.00	\$ 4,375.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	20,125.00	20,125.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.58	\$.38	\$ 112,412.72	\$ 112,410.08	\$ 2.64
Total Expenses	\$ 95,781.23	\$ 94,214.35	\$ 1,566.88	\$ 489,367.91	\$ 659,500.35	\$ (170,132.44)
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: May 12, 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 vacancy as of the first of May -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 \$7,766,95 more than budget, at \$200,203.95. Total YTD expenses are \$3,230.51 more than anticipated, bringing YTD NOI to \$17,960.16 less than budget, at \$97,430.84. YTD NOI is less than budget mostly due to bad debt “write off” expenses, totaling \$26,407.81. Work is underway to address needed roofing, HVAC, and veranda reconstruction improvements, estimated at \$150K.



Alamont Apartments, East Avenue, Chico

Cordillera/Cameo Apartments, Chico (20 units, family, RSC) - The property has no vacancy as of May 1st. There have been no turnovers in the last five months. Unpaid rents were confined to two small balances from two units where RSC is working to collect. YTD income comes in ahead of budget by \$2,086.33, at \$117,526.33. Total Operating Expenses are lower than budget by \$7,012.00+, bringing the YTD NOI to \$62,489.67, or \$9,098.67 more than budget.



Cordillera Apartments, Cameo Way, Chico

Evanswood Estates Apartments, Oroville (31 units, family, RSC) – The property has no vacancy. all rents have been collected for the month. One turnover was rented at the beginning of May. YTD total income is \$5,415 more than anticipated, at \$248,974. YTD Total Operating Expenses are \$15,400+ more than budget at \$148,337 - the variance is mostly attributed to bad debt and turnover expenses. YTD NOI is \$10,000+ less than budget, at \$100,637. Units #21, 25, and 33, purchased and tracked separately, were fully occupied, with no unpaid rents. YTD income and expenses were at budget, bringing their NOI to a little under projection, at \$10,425.



Evanswood Apartments, Table Mountain Boulevard, Oroville – before and after

The \$3 million exterior work at Evanswood Estates is about 75% complete. The work pace has picked up with good weather. A three-color scheme has been developed to provide variety.

Gridley Springs II, Gridley (24 units, Family, Sackett) The property has no vacancy and no 30-day notices. YTD income is down by approximately \$7,400 due to statutory rent limitations restricting rent increases in the 1st quarter. YTD expenses came to \$86,455, yielding \$12,823 less than budget. YTD NOI is \$5,300 more than budget, at \$22,348. 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 near completion, as well as the CDBG-DR and Section 8 PBV NEPA reviews. Series 2020A bond funds, and PG&E Victims Trust lawsuit proceeds complete the financing package. Property Insurance is also being sought in anticipation of construction and operation; State Farm Insurance has pulled out of the Paradise market.



Kathy Court Apartments, Paradise - Rendering

Lincoln Apartments, Chico (18 units, family, RSC) – Lincoln Apartments has one vacancy. All rents have been collected, and there are 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 \$4,100. Total YTD Expenses are under budget by \$7,883, bringing YTD NOI to \$56,737, or \$12,018 more than budget.



Locust Apartments, Chico

Locust Apartments, Chico (10 units, family, RSC) – The property is fully occupied, with no turnover in four months. All rents were collected. Total income YTD is above budget by \$1,663.00+, at \$53,711.57. Total Expenses came in much higher than budget, due to bad debt write-offs, high utility costs, and turnover expenses aggravated by increased labor and material costs. YTD NOI came in below budget by \$7,532.40, at \$17,689.60. Capital Improvements continue with the replacement of water heaters, range hoods, and GFCI outlets, paid for by means of Series 2020A Bond proceeds.

Park Place Apartments, Oroville (40 units, senior, RSC) – The month saw one vacancy, but the unit has been re-rented. There are no notices to vacate. RSC’s narrative addresses rent collection - all units are current except two. Both involve Unlawful Detainers for failure to pay rent. YTD Total Income is \$8,407 more than budget. Expenses are below budget by \$8,181. Thus YTD NOI is \$16,589 more than budget, at \$112,927. 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.



Park Place Apartments, Oroville

2131 Fogg Ave, Oroville (SFH, HACB) – The single-family house is vacant, as of mid-April. Board action is agendized to remove the building in anticipation of a multi-family development initiative.

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



May 8, 2023

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

RE: April 2023 HACB Monthly Financial Package

Dear Mr. Mayer:

Below is a summary of the April 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 April. There were no move-outs or move-ins during the month.
- **Rent Collection** –
 - ✓ Unit #6 has a late fee balance due from April.
 - ✓ All other tenants paid in full.

Mr. Ed Mayer, Executive Director
Chico, California

- **Expense Variances –**

- ✓ Administrative expenses were higher than the budget due to deck and balcony inspection costs in the consulting expense category. This inspection is in compliance with SB 721.
- ✓ The budget for turnover expenses was lower than the budgeted figure, as there were no turnover costs.
- ✓ Maintenance expenses were lower than the budget, due to lower labor and service costs.

Alamont Apartments

Monthly Highlights:

- **Occupancy – 96.23% at the end of April.**
 - ✓ Unit #7 had a move out on April 20th.
 - ✓ Unit #10 was vacant, but a new tenant moved in on May 1st.
- **Rent Collection – All tenants paid in full.**
- **Expense Variances –**
 - ✓ Administrative expenses were higher than budgeted due to a Bad Debt expense write off for unit #1 after their eviction and the deck and balcony inspection costs in the consulting expense category. This inspection is in compliance with SB 721.
 - ✓ Turnover expenses were higher than budgeted due to the labor and material costs for the turnover for unit #1.
 - ✓ Maintenance expenses – labor costs were higher than budgeted due to repairs being done in several units including a new toilet in unit #7 and installing new high visibility building numbering throughout the complex.
- **Capital Improvements –**
 - ✓ There was new vinyl installed in unit #15 and an interior painting for unit #1.

Cordillera/Cameo Drive Apartments

Monthly Highlights:

- **Occupancy – 100% at the end of April.** There we 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.
 - ✓ Unit #49-2 has a small outstanding balance for rent for April.
 - ✓ All other tenants paid in full.

Mr. Ed Mayer, Executive Director
Chico, California

- **Expense Variances –**
 - ✓ Administrative expenses were higher than the budget due to deck and balcony inspection costs in the consulting expense category. This inspection is in compliance with SB 721.
 - ✓ Turnover expenses had been budgeted, but no turnovers had been done, hence the variance.
 - ✓ Maintenance costs were higher than budgeted, due to higher than usual labor costs for the repairs in several units.
- **Capital Improvements –** a dishwasher was installed in unit #49-1.

Evanswood Estates Apartments

Monthly Highlights:

- **Occupancy –** 100% at the end of April. There were no move ins or move outs for the month. The residents in unit #40 moved out on 5/1 and we moved a new resident in on 5/6.
- **Rent Collection**
 - ✓ Unit #5 has a small outstanding balance for rent for April.
 - ✓ All other tenants paid in full.
- **Expense Variances –**
 - ✓ All categories were well within the budgeted numbers, so there were no exceptional variances.

Evanswood #21, #25, and #33

Monthly Highlights

- **Occupancy –** 100% at the end of April. There were no move-outs or move-ins during the month.
- **Rent Collection –** 100% of rent was collected.
- **Expense Variances –**
 - ✓ Maintenance expenses were much higher than the budget due to a kitchen sink leak in unit #33 and unit #25 had a ceiling leak repair where they had to remove the wet drywall, replace it, and then had to paint the ceiling to match.

Mr. Ed Mayer, Executive Director
Chico, California

Kathy Court Apartments

Monthly Highlights: None at this time.

Lincoln Apartments

Monthly Highlights:

- **Occupancy** – 94.27% as of the end of April. There was a move out of unit #10 on April 25th. We are currently reviewing applications for the vacant unit.
- **Rent Collection**
 - ✓ All tenants paid in full.
- **Expense Variances** –
 - ✓ Administrative expenses were higher than the budget due to deck and balcony inspection costs in the consulting expense category. This inspection is in compliance with SB 721.
 - ✓ Maintenance expenses were lower than what was budgeted, due to lower than expected labor and material costs.

Park Place Apartments

Monthly Highlights:

- **Occupancy** – 97.50% as of the end of April. Unit #36 moved out on April 5th and unit #34 moved out on April 25th. We moved a new resident into unit #36 on April 25th and another new resident on May 8th.
- **Rent Collection**
 - ✓ Unit #16 - made no payments in April, and are still trying to collect on the past due rent from March and April. Unlawful detainer action has been filed against this resident.
 - ✓ Unit #18 – the tenant did make a partial payment in April, but still has a large unpaid balance. We have been working with the tenant through his VA case worker and we did get a signed, written repayment agreement that took effect on May 1, 2023. If he does not comply with the agreement, an unlawful detainer action will be filed against him at the earliest allowable date.
 - ✓ 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.

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 May 2023

Property Status:

1. GSI has 0 vacant units with Zero notices to vacate
2. GSII has 1 vacant units with Zero notices to vacate.
3. Both properties are operating well and are super quiet as always. There are no notable projects happening or scheduled for this month. There are no open audits or any audits/inspections scheduled at this time.

Sincerely,
Mac Upshaw



HACB GRIDLEY SPRINGS II
As of
April 30, 2023

CASH SUMMARY - Operating Account	APRIL		7 months YTD	
	2023	%%	2023	%%
Total Rent Revenue	16,909.00	100.00%	111,058.52	100.00%
Vacancies	(1,372.00)	-8.11%	(2,730.00)	-2.46%
Net Rental Revenue	15,537.00	91.89%	108,328.52	97.54%
Other Income	150.04	0.89%	511.36	0.46%
Total Revenue	15,687.04	92.77%	108,839.88	98.00%
Expenses:				
Administrative Expenses	2,839.52	16.79%	24,361.52	21.94%
Utilities	1,922.27	11.37%	13,995.42	12.60%
Operating & Maintenance	6,170.67	36.49%	37,854.37	34.09%
Depreciation and Amortization Expense	0.00	0.00%	0.00	0.00%
Taxes & Insurance	680.19	4.02%	10,243.69	9.22%
Total Expenses	11,612.65	64.65%	86,455.00	31.38%
Net Operating Income	4,074.39	47.86%	22,384.88	46.69%
Interest and Finance Expense	565.08	3.34%	3,955.56	3.56%
Replacement Costs	4,196.83	24.82%	4,196.83	3.78%
Net Cash Flow from Operations	(687.52)		14,232.49	
Plus (Minus)				
Interest Income	(123.74)		(242.93)	
Unpaid Rent Collected (Owed)	(401.00)		1,996.00	
Prepaid Rent Received (Absorbed)	0.00		(15.00)	
Security Deposits Received (Refunded)	(1,178.00)		(1,350.00)	
Accrued Interest (Payment)	545.08		3,815.56	
Net Cash Increase (Decrease)	(1,845.18)		18,436.12	
Beginning of Period Cash Balance	79,908.43		64,558.38	
Contributions (Distributions) to Owner	0.00		0.00	
Transfer from (to) Impound Account	(401.33)		(2,809.31)	
Transfer From (to) Replacement Reserves	(450.00)		(3,150.00)	
Transfer from (to) Security account	0.00		176.73	
Ending Cash Balance - Operating Account	\$77,211.92		\$77,211.92	
- Replacement Reserve			\$117,967.10	
- Tax and Insurance Impounds			\$54,874.83	
- Security Deposit Accounts			\$15,106.64	

TENANT RECEIVABLES	Current Month	UNIT STATUS	Current Month
Rent and Rent Related Receivables		Total Units	24
Balance at Beginning of Month	2,906.00	Vacant units at beginning of month	0
Uncollected (Collected) During Month	401.00	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>\$3,307.00</u>	Vacant units at end of month	<u>2</u>

Balance Sheet
HACB GRIDLEY SPRINGS II
As of
April 30, 2023

***** ASSETS *****

Petty Cash	250.00	
Cash - Operating	77,211.92	
Cash - Replacement Reserve	117,967.10	
Cash - Impound Account	54,874.83	
Cash - Security Deposit Account	15,106.64	
Total Cash		265,410.49

ACCOUNTS RECEIVABLE

Tenant Rent Receivable	3,307.00	
Total Accounts Receivable		3,307.00

Prepaid Property Insurance

0.00	
Total Prepaid Expenses	0.00

Total Current Assets	268,717.49
-----------------------------	------------

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	1,023,133.61
---------------------	---------------------

***** LIABILITIES *****

Accrued Interest-SHRA	86,615.69	
Security Deposit Liability	13,915.00	
Prepaid Rent Revenue	0.00	
Total Current Liabilities		100,530.69

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

Total Liabilities	318,562.69
--------------------------	-------------------

***** 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)	14,232.49	
Total Equity		704,570.92

Total Liabilities & Equity	1,023,133.61
---------------------------------------	---------------------

Income Statement
HACB GRIDLEY SPRINGS II
As of
April 30, 2023

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
*** REVENUES ***						
Rent Revenue - Gross Potential						
Apartment Rents	16,088.00	16,312.00	(224.00)	105,288.52	114,184.00	(8,895.48)
Tenant Assistance Payments	821.00	0.00	821.00	5,770.00	0.00	5,770.00
Total Revenue	16,909.00	16,312.00	597.00	111,058.52	114,184.00	(3,125.48)
Apartment Vacancies	(1,372.00)	(326.00)	(1,046.00)	(2,730.00)	(2,283.68)	(446.32)
Total Vacancies	(1,372.00)	(326.00)	(1,046.00)	(2,730.00)	(2,283.68)	(446.32)
NET RENTAL REVENUE	15,537.00	15,986.00	(449.00)	108,328.52	111,900.32	(3,571.80)
Interest Income-Other Cash	113.77	0.00	113.77	224.56	0.00	224.56
Interest Income-Sec Deposits	9.97	0.00	9.97	18.37	0.00	18.37
Total Financial Revenue	123.74	0.00	123.74	242.93	0.00	242.93
Misc Tenant Charges/Damages & Cleaning	0.00	545.00	(545.00)	74.00	3,815.58	(3,741.58)
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	26.30	83.00	(56.70)	194.43	583.33	(388.90)
Total Other Revenue	26.30	628.00	(601.70)	268.43	4,398.91	(4,130.48)
TOTAL REVENUE	15,687.04	16,614.00	(926.96)	108,839.88	116,299.23	(7,459.35)
*** EXPENSES ***						
Administrative Expenses						
Advertising and Promotions	0.00	21.00	(21.00)	0.00	145.83	(145.83)
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	896.00	896.00	0.00
Telephone/Answering Service	61.45	70.00	(8.55)	434.44	490.00	(55.56)
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	13.81	385.00	(371.19)	449.56	2,697.33	(2,247.77)
Dues and Subscriptions	0.00	0.00	0.00	64.29	0.00	64.29
Management Fee	945.00	1,080.00	(135.00)	7,065.00	7,560.00	(495.00)
Manager Salaries	1,584.11	1,708.00	(123.89)	11,156.70	11,958.33	(801.63)
Education/Registration fees	107.15	83.00	24.15	557.18	583.33	(26.15)
Legal Expense	0.00	30.00	(30.00)	0.00	204.17	(204.17)
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	2,839.52	3,505.00	(665.48)	24,361.52	28,734.99	(4,373.47)
Utility Expenses						
Electricity	64.42	310.00	(245.58)	667.75	2,170.00	(1,502.25)
Water	231.12	500.00	(268.88)	2,296.73	3,500.00	(1,203.27)
Gas	57.62	68.00	(10.38)	358.26	478.33	(120.07)
Sewer	841.46	820.00	21.46	5,746.21	5,740.00	6.21
Garbage and Trash Removal	727.65	567.00	160.65	4,926.47	3,966.67	959.80
Total Utility Expenses	1,922.27	2,265.00	(342.73)	13,995.42	15,855.00	(1,859.58)

Income Statement
HACB GRIDLEY SPRINGS II
As of
April 30, 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	7,316.00	0.00	7,316.00
Grounds Maintenance and Supplies	0.00	0.00	0.00	461.42	0.00	461.42
Maintenance Personnel	1,584.11	1,708.00	(123.89)	11,354.30	11,958.33	(604.03)
Repair Materials	970.15	2,982.00	(2,011.85)	2,612.07	20,874.58	(18,262.51)
Repair Contract/Vendor Labor	0.00	1,667.00	(1,667.00)	2,000.00	11,666.67	(9,666.67)
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)	8,812.00	3,500.00	5,312.00
Appliance Repair/Maintenance	238.66	0.00	238.66	879.53	0.00	879.53
Plumbing Repair/Supplies	2,377.75	0.00	2,377.75	2,895.14	0.00	2,895.14
Interior Painting/Supplies	0.00	0.00	0.00	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	6,170.67	6,857.00	(686.33)	37,854.37	47,999.58	(10,145.21)
Taxes & Insurance Expenses						
Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00
Payroll Taxes	400.63	335.00	65.63	3,397.11	2,343.83	1,053.28
Property & Liability Insurance	0.00	167.00	(167.00)	0.00	1,166.67	(1,166.67)
Worker's Compensation	135.83	221.00	(85.17)	1,258.38	1,545.00	(286.62)
Health/Dental Insurance	139.86	233.00	(93.14)	950.02	1,633.33	(683.31)
Other Insurance	3.87	0.00	3.87	4,638.18	0.00	4,638.18
Total Taxes & Insurance Expenses	680.19	956.00	(275.81)	10,243.69	6,688.83	3,554.86
TOTAL EXPENSES	11,612.65	13,583.00	(1,970.35)	86,455.00	99,278.40	(12,823.40)
NET OPERATING INCOME (LOSS)	4,074.39	3,031.00	1,043.39	22,384.88	17,020.83	5,364.05
Interest & Finance Expense						
Mortgage Interest	545.08	0.00	545.08	3,815.56	0.00	3,815.56
Bank Fees	20.00	0.00	20.00	140.00	0.00	140.00
Total Interest & Finance Expense	565.08	0.00	565.08	3,955.56	0.00	3,955.56
OPERATING PROFIT (LOSS)	3,509.31	3,031.00	478.31	18,429.32	17,020.83	1,408.49
Replacements						
Roofing/Paving/Exterior Repair	3,088.06	0.00	3,088.06	3,088.06	0.00	3,088.06
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	1,040.00	0.00	1,040.00	1,040.00	0.00	1,040.00
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	68.77	0.00	68.77	68.77	0.00	68.77
Door/Screen Repair/Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Total Cost of Replacements	4,196.83	0.00	4,196.83	4,196.83	0.00	4,196.83
NET CASH FLOW FROM OPERATIONS	(687.52)	3,031.00	(3,718.52)	14,232.49	17,020.83	(2,788.34)

Date: 5/10/2023

MEMO

To: Board of Commissions

From: Angie Little, Section 8 Housing Manager

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

Program Statistics for Period Ending	April 2023	April 2022
Number of participants as of last day of the month	35	36
Number of Orientation Briefings	0	2
Number of signed contracts	0	2
Number of Port-In's	0	1
Number of Port-Out's	0	0
Number of Graduates	0	1
Contract Expired	0	0
Number of Terminations	1	0
Number of Voluntary Exits	0	0
Number of Families on FSS Waiting List	15	4
Number of participants with annual income increases (YTD)	0	1
Number of participants with new employment (YTD)	0	3
Number of participants with escrow accounts	25	24
Number of participants currently escrowing	16	16
Amount disbursed from escrow account	\$0.00	\$0.00
Balance of Escrow Account	\$127,650.47	\$104,253.53

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 April 2023

Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	4/2023 Enrollment	4/2023 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	13	\$13,380.00	\$49,273.00
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	\$0.00	\$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	\$620.00	\$17,252.00
Totals		\$186,717.00			35			19	\$14,000.00	\$77,151.00

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:05/11/2023

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

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
QUARTERLY CASH AND INVESTMENT REPORT
March 31, 2023

INVESTMENT	MATURITY		COST	MARKET VALUE	NON-FEDERAL FUNDS	HUD PUBLIC HSG	HUD HCV SEC. 8	CA HCD RHCP-GSII	USDA-RD FARM LABOR
	DATE	YIELD							
Umpqua - Operating Account		0.00	1,000,000	1,000,000	719,223				
Umpqua - Savings Account		VAR.	1,954,705	1,954,705	438,974	171,284	1,519,135		
Umpqua - Section 8 FSS Escrow		VAR.	127,649	127,649			127,649		
Umpqua - Sec. 125 Cafeteria Plan		0.00	49,457	49,457	10,471				
FNC - Money Market Funds		VAR.	261,791	261,791	13,090	73,302	175,400		
Mechanics Bank (Security Deposit dox location)		0.00	1,897	1,897	1,897				
Petty Cash Accounts		0.00	107.34	107.34	100				
Locust St balances @ RSC		0.00	27,326	27,326	27,326				
Park Place Apts @ RSC		0.00	22,760	22,759.90	22,760				
Lincoln Apts balances @ RSC		0.00	21,669	21,669	21,669				
Kathy Court balances @ RSC		0.00	5,189	5,189	5,189				
Alamont Apts balances @ RSC		0.00	15,289	15,289	15,289				
Evanswood balances @ RSC		0.00	33,090	33,090	33,090				
New Evanswood units balances @ RSC		0.00	33,798	33,798	33,798				
Gridley Springs II @ Sackett		0.00	267,132	267,132	267,132			213,637	
Cordillera Apts (Cameo Dr) balances @ RSC		0.00	51,552	51,552	51,552				
SUBTOTAL CASH ACCOUNTS			3,873,411	3,873,411	1,661,558	244,586	1,822,184	213,637	0
TCB FLH Operating Account		0.00	44,775	44,775					44,775
TCBFLH Construction Account		VAR.	198,976	198,976					198,976
TCBFLH Tax & Insurance		VAR.	2,695	2,695					2,695
TCB FLH Reserves Security Deposits		VAR.	364,281	364,281					364,281
TCBFLH Security Deposits		VAR.	49,345	49,345					49,345
TOTAL USDA-RD FARM LABOR			660,072	660,072	0	0	0	0	660,072
BNY Mellon - Debt Reserve - 2020A			166,354	166,354	166,354				
BNY Mellon - Bond Program Acct (Proceeds) - 2020A			7,061,058	7,061,058	7,061,058				
BNY Mellon - Bond Reserve (P&I) - 2020A			534,044	534,044	534,044				
TOTAL HACB BONDS			7,761,456	7,761,456	7,761,456	0	0	0	0
<i>Mizuho BK New York - -MATURED</i>	<i>11/3/2021</i>	<i>0.05</i>	<i>0</i>	<i>0</i>			<i>0</i>		
<i>SAFRA NATL BK New York - MATURED</i>	<i>2/3/2022</i>	<i>0.05</i>	<i>0</i>	<i>0</i>		<i>0</i>			
<i>NORTHPOINTE BK Grand Rapids MI - MATURED</i>	<i>2/4/2022</i>	<i>0.05</i>	<i>0</i>	<i>0</i>		<i>0</i>			
<i>BANK HAPOALIM New York - 2/3/21</i>	<i>5/2/2022</i>	<i>0.10</i>	<i>0</i>	<i>0</i>		<i>140,000</i>	<i>100,000</i>		
<i>Morgan Stanley Bank - 5/12/22 - NEW</i>	<i>11/13/2023</i>	<i>2.27</i>	<i>150,000</i>	<i>147,429</i>		<i>150,000</i>			
<i>Greenstate Credit Union - 5/16/22 - NEW</i>	<i>5/16/2024</i>	<i>2.77</i>	<i>100,000</i>	<i>97,442</i>			<i>100,000</i>		
<i>Goldman SACHS BK NEW YORK - 5/6/2021 - NEW</i>	<i>6/3/2024</i>	<i>2.90</i>	<i>240,000</i>	<i>234,079</i>		<i>120,000</i>	<i>120,000</i>		
<i>Meridian Bank - 1/21/22 NEW</i>	<i>10/21/2022</i>	<i>0.20</i>	<i>0</i>	<i>0</i>		<i>0</i>	<i>0</i>		
<i>First FNDTN BK IRVINE - 5/6/2021 - NEW</i>	<i>11/14/2022</i>	<i>0.50</i>	<i>0</i>	<i>0</i>		<i>0</i>			
<i>Sandy Spring Bank - 2/18/22 - NEW</i>	<i>11/18/2022</i>	<i>0.55</i>	<i>0</i>	<i>0</i>		<i>0</i>			
<i>Trustone Finl Cr Un - 10/21/22 NEW</i>	<i>10/27/2023</i>	<i>4.61</i>	<i>150,000</i>	<i>149,528</i>					
<i>Austin Telco Fed CU - 2/16/22</i>	<i>2/16/2023</i>	<i>0.70</i>	<i>0</i>	<i>0</i>		<i>0</i>			
<i>Hingham Instn Svgs - 01/31/22 - NEW</i>	<i>4/28/2023</i>	<i>0.40</i>	<i>100,000</i>	<i>99,651</i>		<i>50,000</i>	<i>50,000</i>		
<i>Western Alliance Bank - 5/5/23 - NEW</i>	<i>5/3/2024</i>	<i>5.05</i>	<i>100,000</i>	<i>100,000</i>		<i>50,000</i>	<i>50,000</i>		

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
 QUARTERLY CASH AND INVESTMENT REPORT
 March 31, 2023**

Comenity Capital Bank - 5/6/2021 - NEW	5/15/2023	0.20	200,000	198,756		200,000				
Lending Club Bank - 1/28/22 - NEW	7/28/2023	0.40	100,000	98,527		50,000	50,000			
MOUTAIN AMERICAN FCU 11/30/22 NEW	5/28/2024	5.00	240,000	239,774		240,000				
NORHTPOINT BANK - 11/29/2022 - NEW	5/30/2023	4.50	200,000	199,824		200,000				
TOTAL FNC CD'S			1,580,000	1,565,010	0	760,000	470,000	0	0	0
Self-Help Credit Union - CD DTD 2/10/20 (compounding)	2/10/2021	2.10	105,253	105,253	105,253					
TOTAL CD'S			1,685,253	1,670,263	105,253	760,000	470,000	0	0	0
PARS SECTION 115 TRUST		var	2,359,183	2,359,183	235,918	943,673	1,179,591			
TOTAL HOUSING AUTHORITY CASH & INVESTMENTS			16,339,375	16,324,385	9,764,186	1,948,259	3,471,776	213,637	660,072	

INVESTMENT	MATURITY DATE	YIELD	COST	MARKET VALUE	
1200 Park Avenue, L.P.; 11/23/2004	11/23/2054	4.84	675,000	1,295,376	* interest compounds to principal June 1st annually
Chico Harvest Park, L.P.; 1/29/2013	1/28/2068	2.31	600,000	756,960	* interest compounds to principal May 1st annually
TOTAL for HACB Mortgages & Loans			1,275,000	2,052,336	

BCAHDC*	
BCAHDC Umpqua Operating Account	918,203
BCAHDC Umpqua Savings Account	341,247

BANYARD MANAGEMENT	
Banyard - Umpqua General Savings	222,518

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
RESTRICTED VS. UN-RESTRICTED FUNDS ANALYSIS
March 31, 2023

	a	b	c	=a-b-c	
HACB - Primary Government					
	Total Cash + Current Assets	Restricted Cash	Current Liabilities, less debt	3/31/2023 Available Fund Balance	3/31/2022 Available Cash Balance
<u>Unrestricted HA Owned</u>					
2020A Bonds-new units	31,498	0	4,116	27,382	-3,736
Alamont Apts	100,704	0	59,036	41,668	49,354
Cordillera/Cameo	76,146	0	61,404	14,742	70,171
Demo Housing	634,138	0	573,563	60,576	-108,804
Evanswood Estates	126,982	0	74,127	52,856	36,666
General Fund	16,307,767	10,920,303	2,646,438	2,741,026	878,238
Kathy Ct Apts	1,387	0	176	1,211	5,694
Lincoln Apts	55,128	0	36,808	18,320	1,417
Locust St Apts	42,973	0	22,267	20,706	27,983
Park Place Apts (Oro)	85,494	0	81,488	4,006	-26,618
Total Unrestricted HA Owned	17,462,218	10,920,303	3,559,422	2,982,492	930,365
<u>Restricted to Federal or State Program</u>					
HCD Gridley Springs II	256,284	184,342	99,528	-27,587	15,701
HUD Public Housing	2,288,862	1,241,940	202,899	844,023	1,220,513
USDA Farm Labor Housing	611,588	563,724	306,147	-258,283	218,416
HUD Section 8 HCV	2,917,515	1,130,590	294,846	1,492,079	122,154
HUD FSS Program (S8)	49,524	0	1,935	47,589	78,454
Total Federal/State Programs	6,123,773	3,120,596	905,356	2,097,822	1,655,238
TOTAL HACB PRIMARY GOV'T	23,585,991	14,040,898	4,464,778	5,080,314	2,585,603

HACB - Component Units					
	Total Cash & Current A/R	Restricted Cash	Current Liabilities	3/31/2023 Available Fund Balance	3/31/2022 Available Cash Balance
<u>Restricted to Mission Stmt</u>					
BCAHDC General Fund	1,221,553	662	103,450	1,117,441	1,094,578
Banyard Management	471,024	254,893	189	215,942	240,449

Note: Column a Asset formula updated to include prepaid expenses; mirrors HUD PHAS scoring denominator

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4888

AUTHORIZATION TO EXECUTE AGREEMENT WITH THE STATE OF CALIFORNIA
EMPLOYMENT DEVELOPMENT DEPARTMENT FOR PURPOSES OF ACCESS TO
APPLICANT AND CLIENT EMPLOYMENT INFORMATION

WHEREAS, by means of Resolution No. 4268, adopted at their Regular Meeting of March 20, 2008, the Board of Commissioners of the Housing Authority of the County of Butte (HACB) authorized the entering into of a contract (Agreement) with the State of California Employment Development Department (EDD) for purposes of HACB access to employment information for HACB applicants and clients participating in its programs; and

WHEREAS, by means of Resolutions No.4424 and No. 4543, adopted at their Regular Meetings of October 20, 2011 and June 19, 2014, respectively, the Board of Commissioners authorized extension of the services provided by the Agreement; and

WHEREAS, the Agreement renews in 2017 and 2020 did not require a Board Resolution; and

WHEREAS, EDD now requires an HACB Resolution to extend the services,. as the term of the Agreement expires June 30, 2023; and

WHEREAS, the EDD is willing to enter into a new agreement to ensure continuous provision of the services provided under the Agreement; and

WHEREAS, the HACB has received a contract form from the EDD, referenced as Agreement Number 0000000450 (Contract), which provides for HACB access to employment information services, from July 1, 2023 through June 30, 2026, under substantially the same terms as the expired Agreement; and

WHEREAS, the HACB has reviewed the proposed Contract and found it to be in the best interest of the HACB;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to authorize the entering into of an Agreement with the State of California Employment Development Department for purposes of HACB access to employment information for applicants and clients participating in its programs, referenced as Agreement Number 0000000450, and further authorizes its Deputy Executive Director, Larry Guanzon, to execute the Agreement on behalf of the Housing Authority of the County of Butte.

Dated: May 18, 2023.

David Pittman, Board Chair

ATTEST:

Edward S. Mayer, Secretary

Housing planned, housing completed



The Riverbend Family Apartments is seen under construction Wednesday on Table Mountain Boulevard in Oroville. MICHAEL WEBER — OROVILLE MERCURY-REGISTER

BY MICHAEL WEBER

MWEBER@CHICOER.COM

OROVILLE >> Feel like the city has been a construction zone for the past couple of years? Well, it has been. Many developers in Oroville are set to complete housing projects in the near future. Here are all the developments planned by the city according to a working list from the Oroville Planning Department.

Single family residential

Oroville currently has 410 single family units on the books — all market rate housing. One development is complete, one is under construction, one is approved and two are under review.

Vista Del Oro, which completed construction in 2022, is a 71 unit development at Larkin Road and Highway 162 West.

Acacia Estates, currently under construction, has 14 units at Acacia Avenue and Hawley Trail.

Village at Ruddy Creek has been approved by the city for 97 units at 18th Street and Feather Avenue, and is awaiting developer action.

Two developments are under review by the city: Linkside Place II has 56 units planned at Christian Avenue and Highway 162 and the Feather Ranch Subdivision has 172 units planned at 20th Street and Feather Avenue adjacent to the Calle Vista subdivision.

Affordable apartments

Oroville has more than 1,256 multi-family units on the books and more than 740 of the units are designated as affordable for families or seniors. Three developments are completed, eight are under construction and four are in the application process.

Sierra Heights Senior Apartments completed August 2021 has 88 units at Executive Parkway and Hillview Ridge.

Mitchell Avenue Senior Apartments is half complete with 35 units finished and 35 units under construction at Mitchell Avenue.

Currently under construction is Riverbend Family Apartments with 120 units of affordable family apartments at Table Mountain Boulevard and Nelson Avenue

Table Mountain Apartments has 47 units of affordable family apartments under construction and 48 units under review at 122 Mono Ave.

Olive Ranch Apartments has 161 units of affordable family apartments and 51 units of affordable senior apartments under construction at Table Mountain Boulevard and Grand Avenue.

Currently in the application phase, Cascade Apartments has 35 units of affordable family apartments planned at Mitchell Avenue.

Approved by the city, Lincoln Affordable Apartments has 61 family and 61 senior affordable apartments and is seeking financing to begin construction this year.

Special housing

A few special projects have been approved by the city.

Prospect View is a development currently under construction with 40 units of permanent supportive housing at Nelson Avenue.

The Veterans Housing Development Corporation has 12 units of townhomes for the CalVet Home Loan Program planned at 711 Montgomery Street called Oroville Veterans Village. It also has 64 units of affordable veterans housing in the design phase planned at Mitchell Avenue behind the City Corporation Yard.

Market Rate Apartments

One market rate apartment development has been approved by the city and two are under review.

Base Camp Village has 12 units approved for 86 Mono Ave.

The Grove Luxury Apartments is a 174 unit gated luxury apartment complex planned at the end of Tuscan Drive.

Gold Creek Commons is a mixed use development with 211 residential condominium units and a 106,000 square feet of commercial space planned for Lincoln Street north of Oro Dam Boulevard.

NEWS > HOUSING

Camp Fire burn scar getting affordable housing development

Eagle Point Apartments in Paradise set to open summer 2024



A staircase leads to an empty site where a planned development called Eagle Point Apartments will be located Wednesday, May 10, 2023 in Paradise, California. (Michael Weber/Enterprise-Record)

By [MICHAEL WEBER](mailto:mweber@chicoer.com) | mweber@chicoer.com |

May 11, 2023 at 4:30 a.m.



PARADISE – Paradise announced its first development in the burn scar area using federal disaster relief funding, a multifamily 43-unit affordable housing development called Eagle Point Apartments.

The development is located near Maxwell Drive and it is one of seven affordable housing developments planned in Paradise using disaster relief funding.

“This is the start of us getting our affordable housing and it’s just a big milestone to get the ball rolling getting housing up here,” said Paradise Mayor Greg Bolin.

Local, state and federal officials broke ground on the development Wednesday and the project is estimated to be open by summer 2024, according to Paradise Housing Program Manager Kate Anderson.

Anderson said the project is partially funded by federal dollars in Community Development Block Grant Disaster Relief managed by the California Department of Housing and Community Development.

A total of \$55 million was awarded to the town and seven developments in Paradise will be using the funding, totaling 290 units of affordable housing, she said.

The site chosen for the development was previously home to a privately owned 43-unit condominium until it burned down in the 2018 Camp Fire, Anderson said.

“It is in our mind advantageous to build back on site where there already were units. It’s a much easier process, but most everything was privately owned so it just depends if the prior owners are ready to sell or develop.”

The Eagle Point Apartments and the other affordable housing developments will be using Section 8 Housing Choice Vouchers to subsidize rent costs, Anderson said. Households with an income of 50% or less than the area’s median income may qualify.

“Eagle Point is the first of what we hope will be many (Community Development Block Grant Disaster Relief) funded multi-family funded projects in the town of Paradise, and as the first, this project is such a huge milestone for the recovery effort to bring back a range of housing options to this city,” said Monica Hernandez, deputy director of communications for the California Department of Housing and Community Development.

“This project is just one part of a much larger recovery effort in the town of

The total project cost for the apartments is \$18.5 million with \$7.4 million from disaster relief and the remainder a combination of tax credits and private loans, according to Lorie Adams, owner and principal of Adams Ashby Group which helped plan the project.

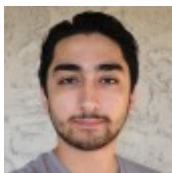
Representatives from the U.S. Department of Housing and Urban Development were present at the groundbreaking.

Pacific West Builders will be the builder of the Eagle Point Apartments, one of 41 projects currently being constructed by the company, according to project manager Brad Glenn.

Regarding the town's population, Bolin said Paradise currently is far ahead of where he'd thought it would be; [an April 2019 door-to-door survey counted just 2,034 residents.](#)

"If anyone would have said in four and half years we'd have close to 9,000 living up here, I'd just say — nah, that's crazy. But I'll tell you, in the last month or two we've heard a lot of people call in our office saying, 'We've moved after the fire because we had to and go find a place, but we want to come home and build back on our property.'"

"That's the theme we're hearing over the last few months; people are starting to come back, and they see that it's coming back with some change," Bolin said.



Michael Weber



SPONSORED CONTENT

You've got to try these low-impact exercises

By Dignity Health



Your knees and hips feel a lot of stress during a workout. Here's how you can avoid an injury.

May 12, 2023

MEMO

To: HACB Board of Commissioners

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

Subject: Agenda Item 5.1 – Award of Section 8 Project-based Vouchers

On April 5, 2023, HACB issued a Request for Proposals (RFP) to property developers to project-base thirty (30) Section 8 vouchers. The RFP was issued to expand housing opportunity for very-low income households in the Town of Paradise; specifically, to leverage new affordable housing development utilizing federal CDBG-DR funds in response to 2018’s Camp Fire Disaster. Target populations were left open. Proposals were due May 3rd. Two proposals were received, seeking a total of 46 PBVs:

Applicant Project	Jurisdiction	Target Population	Total Units	# PBVs	% PBVs
Clark Road Apartments	Paradise	Families	69	25	36%
Northwind Senior Apts.	Paradise	Seniors	21	21	100%
TOTAL			90	46	51%

The proposals were reviewed by a Proposal Review Committee (PRC). Both proposals were deemed responsive. Because only two proposals were received, and because the ability to utilize and leverage new developments in the Town of Paradise using CDBG-DR funds is such a rare opportunity, it is recommended that both proposals receive commitments for the project-basing of vouchers. The Northwind Senior Apartments project involves HACB’s non-profit development instrumentality, BCAHDC, as Managing General Partner. While one of the proposals addresses leveraging of vouchers, the other involves participation by a local non-profit entity. Both criteria were scored as “tie breakers” in the event scoring of proposals was unable to differentiate prospective awardees. Both proposals brought suitable land that had been secured, and Town of Paradise commitments of CDBG-DR funds.

The PRC recommends award of PBV’s to both offerors. While the 46 total PBV commitment is more than the 30 PBV’s made available through the solicitation, the HACB has discretionary authority to make PBV commitments, provided they are made via competitive proposal. Should the Board determine to award only one commitment, the Clark Road Apartments award would be recommended by the PRC.

Recommendation: In accordance with the recommendations above, award Project Based Vouchers, by means of adoption of Resolution No. 4889.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4889

SECTION 8 HCV PROGRAM PROJECT-BASED VOUCHER AWARD

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

WHEREAS, by means of the Camp Fire Disaster, the jurisdictions served by the HACB lost significant housing stock, resulting in acute loss of housing opportunity for S8 participants; and

WHEREAS, in accordance with 24 CFR Part 983 Project Based Voucher (PBV) Regulations, Notice FR-5976-N-03, PIH Notices 2013-11 and 2017-21, a PHA can use up to thirty percent of its authorized voucher units to project-base units in a specific project, amounting to a total possible 676 PBV's; and

WHEREAS, the HACB, by means of previous Requests for Proposals for project-basing of vouchers, has an outstanding commitment to project base 535 vouchers; and

WHEREAS, on April 5, 2023 the HACB issued a Request for Proposals for project basing of vouchers in new developments supporting family, senior, and HUD-VASH housing opportunity in the Town of Paradise; and

WHEREAS, two (2) competitive proposals have been received from housing developers, reviewed for threshold compliance, and ranked based on scoring and the best interest of the HACB and its Section 8 HCV program in creating housing opportunity through leverage of Section 8 HCV PBV activity;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to award project-based voucher commitments to the following offerors, in support of the proposed development projects, conditioned upon realization of the developments proposed:

Project Name	Area	Population	Total Units	# PBV's	Developer
Clark Road Apts.	Paradise	Families	69	25	Kingdom Development
Northwind Senior Apts.	Paradise	Seniors	21	21	Pacific West Communities
TOTAL			90	46	

Dated: May 18, 2023.

David Pittman, Board Chair

ATTEST:

Edward S. Mayer, Secretary

MEMO

Date: May 12, 2023

To: HACB Board of Commissioners

From: Ed Mayer, Executive Director
Taylor Gonzalez, Project Manager

Subject: Agenda Item 5.2 - Fogg Avenue, Oroville Development Initiative

As of April 14, 2023, the HACB took possession of its 2131 Fogg Avenue, Oroville single-family home property, the tenants having given notice and voluntarily vacated. The property is now unoccupied, providing opportunity to commence pre-development activities in anticipation of build out of the property.

The site is 1.32 acres, and is located south of Nelson Boulevard. It is immediately adjacent to and east of the HACB’s Hammon Park Public Housing property. Analysis has determined that the site yields 18 units of housing – sixteen 1-Bedroom units, and two 2-Bedroom units. The project is proposed to serve low-income singles and small households in a one-story setting, developed in response to 2018’s Camp Fire Disaster. The development will require securing State Constitution Article XXXIV authority from the City of Oroville, such authority granted by means of voter referendum.

Pre-development activities include engagement of an architect to complete documents necessary for estimating, permitting and bidding. In addition, a grant consultant will be needed to secure funding, presumed to be sourced first from CDBG-DR monies, and backed by State MHP, PHLA, or HOME monies. The value of the land would be an equity contribution. The HACB has tentatively committed six Section 8 vouchers for project-basing.

A preliminary estimate of reimbursable pre-development costs follows:

Site Preparation	\$ 50,000
Architecture & Engineering	\$450,000
<u>Grants Applications</u>	<u>\$ 50,000</u>
Out of pocket reimbursable pre-development expenses	\$550,000

Recommendation: Motion to authorize removal of the existing single-family residence, and solicitation of architectural and grant consultants.

May 12, 2023

MEMO

To: HACB Board of Commissioners

From: Ed Mayer, Executive Director

Subject: Agenda Item No. 7.1
Mission Statement, Objectives, Priorities and Strategic Visioning Review

It was agreed at last month's meeting of the Board that a review of the strategic visioning that drives agency activity be reviewed, as no current members of the Board participated in the visioning and strategic planning work completed in 2014-15, much less the ensuing asset analysis of the agency's HUD Public Housing stock.

The 2018 Camp Fire Disaster diverted agency capacity towards reconstitution of the Section 8 HCV program, and towards new development opportunity provided by area disaster response. With a renewed Section 8 administration, and wind-down of disaster response development work, the agency is poised to once again affirm its direction in management of the assets and programs for which it is responsible.

To bring Commissioners current, a series of presentation, discussion, and visioning sessions will provide the Board context, such work to occur in smaller, more digestible pieces over the next several months.

First, is reorientation to HACB's identity, as a Public Housing Authority. This month's Board meeting will include information and discussion about the basis of the agency's existence, its legal standing and jurisdiction, and review of the mission statement.

Following is the most recent Mission Statement of the HACB:

The mission of the Housing Authority of the County of Butte is to assist low- and moderate-income residents to secure and maintain quality affordable housing.



2023 SUMMER SYMPOSIUM

NAHRO at 90: COLLABORATE

JULY 14-15

Grand Hyatt Washington Hotel in Washington, DC

Register: <https://tinyurl.com/2p9dd7uk>

Featured Speakers:



Peggy Bailey
Vice President for Housing & Income Security



Mark A. Calabria
Senior Advisor to the Cato Institute



Mary K. Cunningham
VP for Metropolitan Housing & Communities Policy at the Urban Institute



David Lipsetz
President & CEO at the Housing Assistance Council (HAC)



Dennis C. Shea
Executive Director of the J. Ronald Terwilliger Center for Housing Policy at the Bipartisan Policy Center (BPC)

Say Hello to Summer with NAHRO at 90: COLLABORATE!

NAHRO is welcoming our 90th summer with our first in-person **Summer Symposium, NAHRO at 90: Collaborate!** Join us from **July 14-15**, at the **Grand Hyatt Washington Hotel** in Washington, DC as we focus on the future of affordable housing and will balance forward-thinking policy sessions with practical professional development opportunities that you can use to better your agency.

Opening Plenary Session: The Future of Housing

We'll start off strong with a **panel of leading housing experts**, including:

- Peggy Bailey, Vice President for Housing, Center on Budget and Policy Priorities
- Mark A. Calabria, Senior Advisor to the Cato Institute
- Mary K. Cunningham, Vice President, Metropolitan Housing and Communities Policy, Urban Institute
- David Lipsetz, President and CEO, Housing Assistance Council (HAC)
- Dennis C. Shea, Executive Director of the J. Ronald Terwilliger Center for Housing Policy, Bipartisan Policy Center

At NAHRO at 90: COLLABORATE, you'll also hear from leading experts and experienced practitioners, learn about innovative housing solutions and new policy proposals, and explore how to ensure your agency remains successful operationally and financially. Don't miss this exciting opportunity to strategize and learn with fellow Housers, thought leaders and advocates. **Register** now! Our agenda is available online – check back often as we finalize speakers, panelists and events!

Register Now