

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

MEETING AGENDA

July 20, 2023
2:00 p.m.

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

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

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

<https://meet.goto.com/171390957>

You can also dial in using your phone.

Access Code:

171-390-957

United States (Toll Free):

[1 866 899 4679](tel:18668994679)

United States:

[+1 \(571\) 317-3116](tel:+15713173116)

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

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

NEXT RESOLUTION NO. 4894

ITEMS OF BUSINESS

1. ROLL CALL

2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

3.1 Minutes for the meeting of June 15, 2023

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$1,385,132.06
3.2.2	Landlords –	\$1,640,190.84
3.2.3	Payroll–	\$294,604.82

3.3 Financial Statements

3.4 Section 8 Housing Choice Voucher Program

3.5 Property Vacancy Report

3.6 Public Housing

3.7 Construction Projects

3.8 Capital Fund Improvement Projects

3.9 Farm Labor Housing Report

3.10 HACB Owned Properties

3.11 Tax Credit Properties

3.12 Family Self Sufficiency

3.13 Rental Assistance Programs

4. CORRESPONDENCE

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Utility Allowances – Annual Adoption of Utility Allowances for Public Housing, Section 8 and other HACB-owned Properties.

Recommendation: Motion

5.2 Gridley Farm Labor Housing (FLH) Budget – Adopt FY2024 Gridley Farm Labor Housing Operating Budget.

Recommendation: Resolution No. 4894

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5.3 Gridley Springs II Apartments Budget – Adopt FY2024 Gridley Springs II Operating Budget.

Recommendation: Resolution No. 4895

5.4 Personnel – Re-Organization Public Housing Department.

Recommendation: Resolution No. 4896

5.5 Kathy Court, Paradise – Replacement Project Funding Commitment.

Recommendation: Resolution No. 4897

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

- **HACB-Wide – Sexual Harassment Prevention Training, Wednesday August 16, 2023, 9:00 am – 11:00 am**
- **Next Meeting – August 17, 2023**

13. ADJOURNMENT

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

MEETING MINUTES OF June 15, 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: Randy Coy, Darlene Fredericks, Rich Ober, David Pittman, Sarah Richter and Regina Sayles-Lambert; all attended in person with the exception of Commissioner Sayles-Lambert, who attended by means of web-conference.

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

Others Present: Javi Pinedo, HACB Special Programs Coordinator and OE#3 Union Steward, who attended in person.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

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

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Public Housing Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan (AP) –

5.2 Family Self-Sufficiency (FSS) –

5.3 Agency Annual Plan and Five-Year Capital Fund Program –

As a public agency administering the HUD Low Income Public Housing and Section 8 Housing Choice Voucher programs, HACB is required to annually submit to HUD

applicable agency and administrative plan documents 75 days prior to the end of HACB’s fiscal year. Draft revisions of the Public Housing Admissions and Continued Occupancy Policy (ACOP), Section 8 Housing Choice Administrative Plan (AP), Annual Agency Plan, and Capital Fund Program, were received by the Board at the April 2023 meeting, where they were accepted and authorized for issuance for public comment; 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 newly implemented HOTMA regulations. Since the April meeting the only changes to the Public Housing ACOP was revised language from Nan McKay & Associates for the HOTMA-related Over-Income Rule HOTMA Changes; again, these changes are regulatory. This year, the 45-day Public Comment review period generated no comment. Once approved by the HACB Board, the plans become effective October 1st.

RESOLUTION NO. 4890

Commissioner Ober moved that Resolution No. 4890 be adopted by reading of title only: “ADOPTION OF PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY PLAN (ACOP) AND SECTION 8 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (AP)”. Commissioner Coy seconded. The vote in favor was unanimous.

RESOLUTION NO. 4891

Commissioner Richter moved that Resolution No. 4891 be adopted by reading of title only: “ADOPTION OF ACTION PLAN FOR SECTION 8 HOUSING CHOICE VOUCHER FAMILY SELF-SUFFICIENCY PROGRAM”. Commissioner Fredericks seconded. The vote in favor was unanimous.

RESOLUTION NO. 4892

Commissioner Coy moved that Resolution No. 4892 be adopted by reading of title only: “ADOPTION OF THE ONE-YEAR AGENCY PLAN OF THE HOUSING AUTHORITY OF THE COUNTY OF BUTTE”. Commissioner Richter seconded. The vote in favor was unanimous.

- 5.4 Capital Fund – HUD awarded the HACB 2023 Public Housing Capital Fund Program funds in the amount of \$1,143,778.00. The HACB annually identifies its Capital Fund needs for its Public Housing properties in its Annual Plan and Five-Year Plan process. Staff recommends acceptance of the 2023 Public Housing Capital Fund monies.

RESOLUTION NO. 4893

Commissioner Richter moved that Resolution No. 4893 be adopted by reading of title only: “ACCEPTANCE OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) 2023 PUBLIC HOUSING CAPITAL FUND PROGRAM FUNDS”. Commissioner Ober seconded. The vote in favor was unanimous.

- 5.5 Development Activity – Executive Director Mayer summarized the latest update to the multiple new affordable housing developments in Butte and Glenn Counties. To date two (2) properties in Butte County are completed and leased up - Ford Avenue Apartments in

Gridley and Mitchell Avenue Apartments I in Oroville. Both projects are partnerships between BCAHDC and The Pacific Companies. In Chico, North Creek Crossings I in Meriam Park is actively leasing. In Oroville, Riverbend Apartments I has a certificate of completion, as well as Sunrise Village in Gridley - the next step for both of those properties is lease-up. Board Chair Pittman complimented the architecture design of Riverbend Apartments I.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

7.1 Housing Authority of the County of Butte (HACB) – This is the third meeting at which the Board of Commissioners has been presented information on the agency’s mission, objectives, priorities and strategic visioning. This month, by means of a set of slides, Executive Director Mayer reviewed HACB’s portfolio of properties, including both the HACB’s and BCAHDC’s Property Organizational Charts. He provided a brief background on HACB’s 2015-16 Strategic Visioning effort. Many of the objectives of the Agency One- and Five-Year plans source from this work. He then reviewed 2019’s Asset Repositioning Study, performed by Brawner and Associates, and the Tax Credit Repositioning Plan, also by Brawner and Associates, which followed in 2021. That same year HUD provided a consultant to analyze HACB’s HUD Public Housing portfolio, with an eye to Repositioning. Much of the focus on asset management revolves around the fact that many of HACB’s properties are older, needing attention. With the Camp Fire Disaster, agency attention necessarily turned toward disaster response, and the affordable housing development opportunity that came along with it. With playout of the development wave, its time to refocus the agency’s attention on its assets and prioritization of effort.

8. SPECIAL REPORTS

8.1 PSWRC-NAHRO – Annual Conference: May 22-24, 2023 – Deputy Executive Director Guanzon and Section 8 Housing Manager Angie Little attended the PSWRC-NAHRO Conference in Anaheim on May 22-24. Mr. Guanzon shared that he attended numerous preventative maintenance tracks, as well as tracks regarding the HOTMA Rule and new NSPIRE inspection protocol, which were very informative. He also went on a property tour to visit a 69-unit Jamboree affordable housing development in Anaheim, which he complimented.

9. REPORTS FROM COMMISSIONERS

Commissioner Richter reported that the Town of Paradise successfully turned on the new emergency sirens in town today.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

Adjourned: 3:12 p.m.

Reconvened: 3:22 p.m.

11.1 Government Code 54957.6: The HACB Board of Commissioners unanimously agreed to provide a one-time payment of \$3,000 (collectively representing 4.3% of salary) to each full-time agency employee.

12. COMMISSIONERS' CALENDAR

Finance Director Hope Stone informed Budget Committee members that budget meeting invites will be sent out after the July 4th Holiday for one meeting in June and two meetings to follow in August.

- **2023 NAHRO Summer Symposium Washington D.C., July 14-15, 2023**
- **Next Meeting – July 20, 2023**
- **HACB Wide – Sexual Harassment Prevention Training, Wednesday August 16, 2023, 9:00 am -11:00 am**

13. ADJOURNMENT

Commissioner Fredericks moved that the meeting be adjourned. Commissioner Ober seconded. The meeting was adjourned at 3:29 p.m.

Dated: June 15, 2023.

David Pittman, Board Chair

ATTEST:

Edward S. Mayer, Secretary

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

Check Date	Check #	Vendor	Total Amount
6/1/2023	158277	v0000006 - Biggs Municipal Utilities	\$127.00
6/1/2023	158278	v0000010 - CALIF. WTR. SER. ORO	\$150.00
6/1/2023	158279	v0000031 - PG&E	\$8,134.00
6/1/2023	158280	v0000240 - CIC	\$2,204.85
6/1/2023	158281	v0004492 - Minol	\$53.00
6/1/2023	158282	v0000006 - Biggs Municipal Utilities	\$38.00
6/1/2023	158283	v0000011 - CALIFORNIA WATER SERVICE	\$163.00
6/1/2023	158284	v0000014 - Gridley Municipal Utilities	\$276.00
6/1/2023	158285	v0000031 - PG&E	\$682.00
6/1/2023	2378297	v0000059 - CalPERS	\$30,149.58
6/1/2023	2378298	v0000059 - CalPERS	\$10,188.77
6/1/2023	2378299	v0000059 - CalPERS	\$5,603.09
6/1/2023	2378300	v0000059 - CalPERS	\$490.00
6/2/2023	60223	v0000181 - Empower	\$2,195.00
6/2/2023	158280	v0000240 - CIC	-\$2,204.85
6/8/2023	158286	v0000006 - Biggs Municipal Utilities	\$2,602.34
6/8/2023	158287	v0000011 - CALIFORNIA WATER SERVICE	\$5,694.02
6/8/2023	158288	v0000015 - A-1 Appliance	\$1,045.42
6/8/2023	158289	v0000017 - EAGLE SECURITY SYSTEMS	\$145.65
6/8/2023	158290	v0000017 - EAGLE SECURITY SYSTEMS	\$48.10
6/8/2023	158291	v0000017 - EAGLE SECURITY SYSTEMS	\$50.74
6/8/2023	158292	v0000031 - PG&E	\$727.10
6/8/2023	158293	v0000031 - PG&E	\$35.81
6/8/2023	158294	v0000031 - PG&E	\$18.37
6/8/2023	158295	v0000031 - PG&E	\$4,590.46
6/8/2023	158296	v0000031 - PG&E	\$5,018.28
6/8/2023	158297	v0000031 - PG&E	\$1,019.54
6/8/2023	158298	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	\$2,174.14
6/8/2023	158299	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	\$2,927.03
6/8/2023	158300	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	\$829.34
6/8/2023	158301	v0000037 - Patrick Clark Consulting	\$125.00
6/8/2023	158302	v0000043 - Bryce Consulting, Inc.	\$1,567.50
6/8/2023	158303	v0000048 - Valero Fleet	\$795.80
6/8/2023	158304	v0000057 - OPER. ENG. LOCAL #3	\$660.00
6/8/2023	158305	v0000072 - Towne Flooring Center	\$1,620.32
6/8/2023	158306	v0000082 - ENTERPRISE-RECORD	\$353.43
6/8/2023	158307	v0000121 - United States Postal Service (CMRS-FP)	\$2,500.00
6/8/2023	158308	v0000140 - COMCAST CABLE	\$387.92
6/8/2023	158309	v0000140 - COMCAST CABLE	\$231.92
6/8/2023	158310	v0000155 - Susanne Kemp	\$56.93
6/8/2023	158311	v0000194 - SIERRA ROOFING COMPANY, INC.	\$267.00
6/8/2023	158312	v0000229 - InterWest Insurance Services, LLC	\$575.00
6/8/2023	158313	v0000235 - HD Supply Facilities Maintenance, Ltd.	\$21.63
6/8/2023	158314	v0000238 - Baker Distributing Company, Inc.	\$101.32
6/8/2023	158315	v0000240 - CIC	\$468.20
6/8/2023	158316	v0000241 - WASTE MANAGEMENT	\$1,880.12
6/8/2023	158317	v0000243 - JEFF'S TRUCK SERVICE, INC.	\$202.50
6/8/2023	158318	v0000357 - Yuba City	\$151.00
6/8/2023	158319	v0000380 - Staples Business Credit	\$1,401.06
6/8/2023	158320	v0000382 - FedEx	\$23.97
6/8/2023	158321	v0000401 - Plan B Professional Answering Services	\$123.60
6/8/2023	158322	v0000402 - US Bank	\$225.16
6/8/2023	158323	v0000459 - E Center	\$179.73
6/8/2023	158324	v0000474 - Advanced Document	\$104.98
6/8/2023	158325	v0000474 - Advanced Document	\$151.89
6/8/2023	158326	v0000554 - GreatAmerica Financial Services	\$185.12
6/8/2023	158327	v0000599 - Access Information Holdings, LLC.	\$98.11
6/8/2023	158328	v0000631 - Hignell, Inc. dba Experts in Your Home	\$631,760.31
6/8/2023	158329	v0000695 - SPRINT	\$103.41
6/8/2023	158330	v0000749 - Larry Guanzon	\$240.40

6/8/2023	158331	v0000773 - Clean Master	\$799.00
6/8/2023	158332	v0000773 - Clean Master	\$79.00
6/8/2023	158333	v0000773 - Clean Master	\$636.00
6/8/2023	158334	v0000773 - Clean Master	\$1,625.00
6/8/2023	158335	v0000773 - Clean Master	\$1,800.00
6/8/2023	158336	v0000773 - Clean Master	\$195.50
6/8/2023	158337	v0000773 - Clean Master	\$195.50
6/8/2023	158338	v0000773 - Clean Master	\$79.00
6/8/2023	158339	v0000773 - Clean Master	\$1,625.00
6/8/2023	158340	v0000773 - Clean Master	\$636.00
6/8/2023	158341	v0000795 - Richard's North State Pest Mgmt (dba)	\$616.75
6/8/2023	158342	v0000795 - Richard's North State Pest Mgmt (dba)	\$297.50
6/8/2023	158343	v0000795 - Richard's North State Pest Mgmt (dba)	\$564.75
6/8/2023	158344	v0000801 - Chico Turf Plus, LLC	\$935.00
6/8/2023	158345	v0000820 - MRI Software LLC	\$6,042.02
6/8/2023	158346	v0000839 - Youth for Change	\$944.81
6/8/2023	158347	v0000843 - Squyres Fire Protection, Inc.	\$1,082.45
6/8/2023	158348	v0000861 - Nicolay Consulting Group	\$7,700.00
6/8/2023	158349	v0000863 - Nor-Cal Landscape Maintenance dba	\$13,600.00
6/8/2023	158350	v0004479 - Netsys Systems, Inc.	\$8,260.00
6/8/2023	158351	v0004592 - Lash's Glass LTD	\$150.00
6/8/2023	158352	v0004593 - Citiguard, Inc.	\$2,160.00
6/8/2023	158353	v0004594 - America's Discount Furniture	\$490.37
6/8/2023	158354	v0004595 - Justin Hampson	\$96.00
6/12/2023	158269	v0000908 - Regina Sayles-Lambert	-\$25.15
6/14/2023	2387056	v0000059 - CalPERS	\$10,189.28
6/14/2023	2387057	v0000059 - CalPERS	\$5,627.85
6/14/2023	2387058	v0000059 - CalPERS	\$490.00
6/15/2023	61523	v0004576 - Aflac	\$494.70
6/15/2023	158355	v0000031 - PG&E	\$1,513.00
6/16/2023	6162023	v0000181 - Empower	\$2,195.00
6/28/2023	6282023	v0000439 - Umpqua Bank	\$10,204.96
6/29/2023	157943	v0000866 - Charles Alford	-\$50.00
6/30/2023	5425	v0000885 - Yardi Systems, Inc.	\$1,515.00
6/30/2023	158356	v0000088 - The Home Depot Credit Services	\$7,871.45
6/30/2023	158357	v0000004 - CHWCA	\$26,371.00
6/30/2023	158358	v0000007 - CITY OF CHICO (22332)	\$607.46
6/30/2023	158359	v0000010 - CALIF. WTR. SER. ORO	\$6,367.61
6/30/2023	158360	v0000011 - CALIFORNIA WATER SERVICE	\$7,957.49
6/30/2023	158361	v0000014 - Gridley Municipal Utilities	\$1,487.11
6/30/2023	158362	v0000015 - A-1 Appliance	\$1,698.92
6/30/2023	158363	v0000031 - PG&E	\$1.67
6/30/2023	158364	v0000031 - PG&E	\$1,349.32
6/30/2023	158365	v0000031 - PG&E	\$31.44
6/30/2023	158366	v0000031 - PG&E	\$9.96
6/30/2023	158367	v0000031 - PG&E	\$30.43
6/30/2023	158368	v0000031 - PG&E	\$311.44
6/30/2023	158369	v0000031 - PG&E	\$106.34
6/30/2023	158370	v0000031 - PG&E	\$0.52
6/30/2023	158371	v0000039 - TPx Communications	\$968.72
6/30/2023	158372	v0000040 - Gregory P. Einhorn	\$2,280.00
6/30/2023	158373	v0000108 - AT&T	\$76.56
6/30/2023	158374	v0000140 - COMCAST CABLE	\$600.55
6/30/2023	158375	v0000140 - COMCAST CABLE	\$166.36
6/30/2023	158376	v0000140 - COMCAST CABLE	\$155.51
6/30/2023	158377	v0000192 - Nan McKay & Associates, Inc.	\$239.00
6/30/2023	158378	v0000192 - Nan McKay & Associates, Inc.	\$419.00
6/30/2023	158379	v0000192 - Nan McKay & Associates, Inc.	\$250.00
6/30/2023	158380	v0000213 - MI CASA EDUCATION, INC.	\$5,000.00
6/30/2023	158381	v0000235 - HD Supply Facilities Maintenance, Ltd.	\$159.66
6/30/2023	158382	v0000235 - HD Supply Facilities Maintenance, Ltd.	\$569.72
6/30/2023	158383	v0000238 - Baker Distributing Company, Inc.	\$533.12
6/30/2023	158384	v0000240 - CIC	\$38.30
6/30/2023	158385	v0000240 - CIC	\$4,237.30

6/30/2023	158386	v0000267 - OFFICE DEPOT INC	\$1,105.61
6/30/2023	158387	v0000276 - Scrubbs, Inc.	\$17.00
6/30/2023	158388	v0000312 - Unum Life Insurance Company	\$1,193.07
6/30/2023	158389	v0000320 - Management Resource Group, Inc.	\$9,550.00
6/30/2023	158390	v0000357 - Yuba City	\$76.00
6/30/2023	158391	v0000402 - US Bank	\$706.91
6/30/2023	158392	v0000412 - Creative Composition, Inc.	\$128.25
6/30/2023	158393	v0000412 - Creative Composition, Inc.	\$602.90
6/30/2023	158394	v0000425 - Climate & Energy Solutions	\$1,028.00
6/30/2023	158395	v0000425 - Climate & Energy Solutions	\$239.00
6/30/2023	158396	v0000425 - Climate & Energy Solutions	\$589.00
6/30/2023	158397	v0000430 - HARRP	\$732.85
6/30/2023	158398	v0000445 - R.L. Hastings & Associates, LLC	\$35,740.00
6/30/2023	158399	v0000469 - Thermalito Irrigation	\$522.41
6/30/2023	158400	v0000474 - Advanced Document	\$623.37
6/30/2023	158401	v0000554 - GreatAmerica Financial Services	\$156.97
6/30/2023	158402	v0000592 - Neal Road Recycling & Waste	\$97.00
6/30/2023	158403	v0000593 - ESPLANADE OFFICE	\$622.00
6/30/2023	158404	v0000631 - Hignell, Inc. dba Experts in Your Home	\$385,339.63
6/30/2023	158405	v0000680 - MAINTENANCE PLUS	\$175.63
6/30/2023	158406	v0000769 - Douglas DeSoto	\$164.90
6/30/2023	158407	v0000793 - Verizon Wireless	\$1,140.91
6/30/2023	158408	v0000801 - Chico Turf Plus, LLC	\$95.00
6/30/2023	158409	v0000806 - Cypress Dental Administrators	\$2,928.54
6/30/2023	158410	v0000807 - David Pittman	\$50.00
6/30/2023	158411	v0000821 - Golden State Risk Management Authority	\$36,406.00
6/30/2023	158412	v0000829 - Armed Guard Private Security, Inc	\$300.00
6/30/2023	158413	v0000839 - Youth for Change	\$290.09
6/30/2023	158414	v0000845 - HMR Architects, Inc.	\$4,287.50
6/30/2023	158415	v0000859 - Richard H. Ober	\$50.00
6/30/2023	158416	v0000862 - Cleanrite, Inc.	\$360.25
6/30/2023	158417	v0000879 - GUZI-WEST Inspection and Consulting. LLC	\$770.33
6/30/2023	158418	v0000880 - Willdan Financial Services	\$1,750.00
6/30/2023	158419	v0000882 - RSC Associates, Inc	\$509.95
6/30/2023	158420	v0000888 - Sarah Richter	\$50.00
6/30/2023	158421	v0000889 - Regina Sayles-Lambert	\$50.00
6/30/2023	158422	v0004526 - VSP Vision Care	\$652.80
6/30/2023	158423	v0004543 - Joseph Young	\$803.60
6/30/2023	158424	v0004549 - Randy Coy	\$50.00
6/30/2023	158425	v0004557 - Darlene D. Fredericks	\$82.23
6/30/2023	158426	v0004587 - Cody Hosier Construction Inc.	\$8,500.00
6/30/2023	6302023	v0000181 - Empower	\$2,195.00
			\$1,385,132.06

Housing Authority of the County of Butte
BALANCE SHEET
May 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
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Total Fixed Assets **26,897,116**

Other Non-Current Assets

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

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

TOTAL ASSETS **52,211,054**

LIABILITIES

Current Liabilities

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

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

Long-Term Liabilities

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

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

TOTAL LIABILITIES **19,678,816**

NET POSITION

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

TOTAL NET POSITION **32,532,238**

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

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

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	342,971	368,267	25,296	2,400,800	2,209,604	(191,196)	0.00%
Tenant Charges	16,917	5,241	(11,675)	40,208	31,448	(8,761)	0.00%
Laundry Revenue	1,429	2,747	1,318	8,815	16,480	7,665	0.00%
HUD Grant Revenue	2,613,101	1,929,962	(683,139)	15,801,950	11,579,770	(4,222,180)	68.23%
Other Grant Revenue	0	0	172,976	7,573	0	509,241	0.00%
Investment Income-unrestricted	3	698	695	7,573	4,186	(3,387)	90.46%
Investment Income - restricted	0	5,917	5,917	7,573	35,500	27,927	10.67%
Fraud Recovery	8,634	4,167	(4,467)	33,119	25,000	(8,119)	66.24%
Other Income	42,980	50,558	7,579	163,902	303,350	139,448	27.02%
TOTAL REVENUES	3,026,035	2,367,556	(485,502)	18,471,515	14,205,338	(3,749,363)	65.02%
Administrative Employee Salaries	116,069	194,380	78,311	1,279,031	1,166,282	(112,749)	54.83%
Audit Fee	0	4,542	4,542	5,963	27,250	21,287	10.94%
Advertising & Marketing	1,397	1,823	425	11,058	10,935	(123)	50.56%
Admin Fringe Benefits & Taxes	35,525	104,718	69,193	514,380	628,309	113,929	40.93%
Office Expenses	9,736	25,016	15,280	96,128	150,098	53,970	32.02%
Legal Expenses	3,708	4,992	1,284	28,627	29,950	1,323	47.79%
Travel	0	10,360	10,360	0	62,157	62,157	0.00%
Allocated Overhead	98,687	100,704	2,017	671,513	604,226	(67,288)	55.57%
Other Admin Expenses	53,037	55,902	2,864	84,178	335,409	251,231	12.55%
Total Operating Admin Costs	318,160	502,436	184,276	2,690,878	3,014,615	323,736	44.63%
Tenant Services - Salaries	10,777	8,375	(2,402)	97,995	50,250	(47,745)	97.51%
Relocation Costs	1,416	0	(1,416)	3,201	0	(3,201)	0.00%
Employee Benefits - Tenant Services	2,611	3,763	1,151	23,048	22,577	(471)	51.04%
Resident Services MISC	9,110	22,329	13,219	59,462	133,973	74,510	22.19%
Total Tenant Services	23,914	34,467	10,552	183,707	206,800	23,093	44.42%
Water	10,607	18,762	8,155	75,243	112,570	37,327	33.42%
Electricity	3,149	9,532	6,383	27,993	57,191	29,198	24.47%
Gas	2,271	1,995	(277)	14,363	11,967	(2,396)	60.01%
Sewer	19,671	18,469	(1,202)	89,087	110,812	21,725	40.20%
Total Utilities - Project	35,698	48,757	13,058	206,686	292,540	85,854	35.33%
Maintenance Salaries	20,378	40,232	19,854	186,872	241,393	54,521	38.71%
Maintenance Materials	11,720	12,929	1,209	198,143	77,573	(120,571)	127.71%
Maintenance Contract Costs	85,411	92,304	6,893	410,138	553,824	143,686	37.03%
Maintenance Fringe Benefits	4,650	18,542	13,892	44,125	111,254	67,129	19.83%
Total Maintenance Costs	122,159	164,007	41,848	839,277	984,043	144,766	42.64%
Protective Services	1,825	4,943	3,118	15,782	29,655	13,873	26.61%
Insurance-Liability/Property/Auto	42,463	37,548	(4,915)	174,357	225,289	50,932	38.70%
Other General Expenses	36,111	8,100	(28,011)	10,555	48,600	38,045	10.86%
PILOT	9,042	9,667	625	72,336	58,004	(14,332)	62.35%
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	89,441	94,811	5,370	273,030	568,868	295,838	24.00%
Maintenance - Extraordinary	0	0	0	0	0	72,222	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,558,219	1,562,206	3,987	11,113,250	9,373,238	(1,740,013)	59.28%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,692,813	1,562,206	3,987	11,113,250	9,373,238	(1,667,791)	59.28%
TOTAL EXPENSES	2,282,186	2,406,684	259,092	15,306,828	14,440,103	(794,503)	53.00%
RETAINED EARNINGS	743,849	(39,128)	(782,977)	3,164,687	(234,765)	(2,954,860)	12.02%

Housing Authority of the County of Butte
ROSS GRANT (FSS) INCOME STATEMENT
May 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	7,800	6,538	(1,262)	45,070	45,765	695	57.45%
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	7,800	6,538	(1,262)	45,070	45,765	695	57.45%
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)	52,119	30,625	(21,494)	99.27%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	1,396	2,163	767	12,264	15,140	2,876	47.25%
Resident Services MISC	0	0	0	0	0	0	0.00%
Total Tenant Services	7,157	6,538	(620)	64,383	45,765	(18,618)	82.07%
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)	64,383	45,765	(18,618)	82.07%
RETAINED EARNINGS	643	0		(19,314)	0		-24.62%

Housing Authority of the County of Butte
SECTION 8 INCOME STATEMENT
May 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	6,823	0	(6,823)	17,673	0	(17,673)	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	2,274,536	1,723,289	(551,247)	14,299,351	13,786,314	(513,037)	69.15%
Other Grant Revenue	0	0	336,265	0	0	672,530	0.00%
Investment Income-unrestricted	0	150	150	0	1,200	1,200	0.00%
Investment Income - restricted	0	4,167	4,167	0	33,333	33,333	0.00%
Fraud Recovery	8,634	4,167	(4,467)	25,546	33,333	7,787	51.09%
Other Income	32,540	625	(31,915)	152,974	5,000	(147,974)	2039.66%
TOTAL REVENUES	2,322,533	1,732,398	(253,870)	14,495,544	13,859,181	36,166	69.73%
Administrative Employee Salaries	48,857	59,583	10,726	452,685	476,667	23,982	63.31%
Audit Fee	0	1,800	1,800	0	14,400	14,400	0.00%
Advertising & Marketing	1,106	417	(689)	10,921	3,333	(7,588)	218.42%
Admin Fringe Benefits & Taxes	11,324	31,758	20,434	99,974	254,063	154,089	26.23%
Office Expenses	3,091	10,833	7,743	57,186	86,667	29,481	43.99%
Legal Expenses	2,484	1,250	(1,234)	24,772	10,000	(14,772)	165.14%
Travel	0	2,492	2,492	0	19,933	19,933	0.00%
Allocated Overhead	40,000	42,769	2,769	320,000	342,153	22,153	62.35%
Other Admin Expenses	3,030	21,805	18,775	54,680	174,442	119,762	20.90%
Total Operating Admin Costs	109,891	172,707	62,816	1,020,217	1,381,659	361,441	49.23%
Tenant Services - Salaries	5,016	4,000	(1,016)	45,876	32,000	(13,876)	95.58%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	1,215	1,600	385	10,784	12,800	2,016	56.17%
Resident Services MISC	8,902	16,917	8,015	59,208	135,333	76,125	29.17%
Total Tenant Services	15,133	22,517	7,384	115,869	180,133	64,265	42.88%
Water	2,164	133	(2,031)	2,612	1,067	(1,545)	163.25%
Electricity	0	1,092	1,092	5,957	8,733	2,776	45.47%
Gas	0	83	83	974	667	(308)	97.44%
Sewer	0	125	125	222	1,000	778	14.80%
Total Utilities - Project	2,164	1,433	(731)	9,765	11,467	1,701	56.78%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	545	417	(129)	3,248	3,333	86	64.95%
Maintenance Contract Costs	876	917	41	26,612	7,333	(19,279)	241.93%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	1,421	1,333	(88)	29,860	10,667	(19,193)	186.62%
Protective Services	127	267	140	1,097	2,133	1,036	34.29%
Insurance-Liability/Property/Auto	374	585	211	1,333	4,680	3,347	18.99%
Other General Expenses	0	5,167	5,167	10,555	41,333	30,778	17.02%
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	501	6,018	5,518	12,985	48,147	35,161	17.98%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,557,092	1,549,290	(7,803)	11,102,565	12,394,317	1,291,752	59.72%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,557,092	1,549,290	(7,803)	11,102,565	12,394,317	1,291,752	0.59186
TOTAL EXPENSES	1,686,202	1,753,299	67,096	12,291,261	14,026,389	1,735,128	58.42%
RETAINED EARNINGS	636,331	(20,901)		2,204,283	(167,208)		11.31%

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

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	33.33 % Used
Dwelling Rent	132,719	123,120	(9,599)	1,056,684	984,960	(71,724)	71.52%
Tenant Charges	2,520	3,333	813	14,962	26,667	11,705	37.40%
Laundry Revenue	0	1,333	1,333	1,241	10,667	9,425	7.76%
HUD Grant Revenue	65,985	107,363	41,378	881,344	858,906	(22,438)	68.41%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	383	383	0	3,067	3,067	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	13	200	187	3,355	1,600	(1,755)	139.77%
TOTAL REVENUES	201,238	235,733	34,496	1,957,586	1,885,866	(71,720)	69.20%
Administrative Employee Salaries	53,040	37,500	(15,540)	447,382	300,000	(147,382)	99.42%
Audit Fee	0	267	267	5,963	2,133	(3,830)	186.34%
Advertising & Marketing	0	750	750	0	6,000	6,000	0.00%
Admin Fringe Benefits & Taxes	11,839	19,988	8,149	97,800	159,900	62,100	40.78%
Office Expenses	6,118	5,000	(1,118)	38,521	40,000	1,479	64.20%
Legal Expenses	1,224	1,250	26	3,856	10,000	6,144	25.70%
Travel	0	583	583	0	4,667	4,667	0.00%
Allocated Overhead	30,800	37,809	7,009	246,400	302,471	56,071	54.31%
Other Admin Expenses	4,894	4,870	(24)	28,188	38,961	10,772	48.23%
Total Operating Admin Costs	107,914	108,017	103	868,111	864,132	(3,979)	66.97%
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	5,750	5,496	2.94%
Total Tenant Services	1,416	719	(697)	1,670	5,750	4,080	2.94%
Water	3,874	10,833	6,959	68,062	86,667	18,605	52.36%
Electricity	1,327	2,417	1,090	17,467	19,333	1,866	60.23%
Gas	853	500	(353)	8,820	4,000	(4,820)	146.99%
Sewer	8,692	10,108	1,417	84,296	80,867	(3,430)	69.49%
Total Utilities - Project	14,746	23,858	9,113	178,645	190,867	12,222	62.40%
Maintenance Salaries	20,378	31,445	11,066	186,872	251,557	64,685	49.52%
Maintenance Materials	4,998	10,417	5,419	54,451	83,333	28,883	43.56%
Maintenance Contract Costs	19,044	27,429	8,385	355,802	219,430	(136,372)	108.10%
Maintenance Fringe Benefits	4,650	17,609	12,959	44,125	140,872	96,747	20.88%
Total Maintenance Costs	49,071	86,899	37,828	641,249	695,192	53,943	61.49%
Protective Services	1,698	2,333	636	14,684	18,667	3,982	52.44%
Insurance-Liability/Property/Auto	21,628	21,628	0	173,024	173,025	1	66.67%
Other General Expenses	0	250	250	0	2,000	2,000	0.00%
PILOT	9,042	9,375	333	72,336	75,000	2,664	64.30%
Bad Debt - Tenant	0	4,167	4,167	0	33,333	33,333	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
Total Other Operating Expenses	32,368	37,753	5,385	260,044	302,025	41,981	57.40%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,127	0	(1,127)	10,685	0	(10,685)	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,127	0	(1,127)	10,685	0	(10,685)	0.00%
TOTAL EXPENSES	206,641	257,246	50,605	1,960,405	2,057,966	97,561	63.51%
RETAINED EARNINGS	(5,403)	(21,513)		(2,819)	(172,100)		5.70%

Housing Authority of the County of Butte
CAPITAL FUNDS INCOME STATEMENT
May 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	264,780	92,771	(172,009)	568,612	742,171	173,559	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	264,780	92,771	(172,009)	568,612	742,171	173,559	51.08%
Administrative Employee Salaries	5,916	12,500	6,584	54,419	100,000	45,581	36.28%
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	12,784	53,300	40,516	15.99%
Office Expenses	51	333	282	421	2,667	2,246	10.53%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	196	196	0	1,567	1,567	0.00%
Allocated Overhead	2,145	1,697	(448)	15,016	13,579	(1,438)	0.00%
Other Admin Expenses	101	208	108	1,309	1,667	357	0.00%
Total Operating Admin Costs	9,647	21,597	11,951	84,087	172,779	88,691	32.45%
Tenant Services - Salaries	0	0	0	0	0	0	0.00%
Relocation Costs	0	0	0	1,785	0	(1,785)	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	1,785	0	(1,785)	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	140,445	0	(140,445)	0.00%
Maintenance Contract Costs	14,545	0	14,719	27,723	0	(27,723)	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	14,545	0	14,719	168,168	0	(168,168)	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	24,192	21,597	26,670	254,040	172,779	(81,262)	98.02%
RETAINED EARNINGS	240,588	71,174		314,571	569,392		-46.95%

Gridley Farm Labor Housing

May 31, 2023

	Current Period			Year To Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Rental & Other Project Income						
Gross Rents	113,779	118,448	(4,669)	920,006	947,584	(27,578)
Rental Assistance	51,316	-	51,316	428,440	-	428,440
Laundry Income	-	217	(217)	1,126	1,733	(608)
Other Tenant Income	-	92	(92)	1,311	733	577
Interest Income	28	3	26	189	20	169
Restricted Reserve Interest Income	13	-	13	79	-	79
Miscellaneous Income	-	-	-	595	-	595
Total Rental & Other Project Income:	165,136	118,759	46,377	1,351,745	950,071	401,675
Vacancy & Other Deductions						
Vacancies	23,092	23,143	(51)	195,235	185,143	10,092
Manager's Unit	1,230	1,230	-	9,840	9,840	-
Utility Allowance	-	-	-	1,095	-	1,095
Rent Subsidy	51,316	-	51,316	428,440	-	428,440
Total Vacancy & Other Deductions	75,638	24,373	51,265	634,610	194,983	(439,627)
Total Project Income	89,498	94,386	(4,888)	717,135	755,087	(37,952)
Project Expenses:						
Total O&M Expense:	13,155	35,903	(22,748)	164,124	287,225	(123,101)
Total Utilities:	30,332	10,841	19,491	58,443	86,729	(28,286)
Total Administrative Expense:	14,638	15,387	(749)	107,087	123,095	(16,008)
Total Taxes & Insurance Expense:	7,399	8,510	(1,111)	63,675	68,082	(4,407)
Total Other Taxes & Insurance:	(20,894)	5,356	(26,250)	13,175	42,849	(29,674)
Total Other Project Expenses:	1,434	2,158	(724)	16,515	17,266	(751)
Total Mortgage & Owner's Expense:	16,059	16,059	0	128,472	128,469	3
Total Expenses:	62,123	94,214	(32,091)	551,491	753,715	(202,223)
Net Profit (Loss)	27,374	172	27,203	165,644	1,373	164,271
Reserve Activity						
Authorized Reserve - Other	-	-	-	10,450	-	(10,450)
Total Reserve Activity	-	-	-	10,450	-	(10,450)

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

HACB FINANCIAL DATA													
ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING ADMIN RESERVES	1,730,393	1,878,398	2,091,662	2,241,103	2,385,763								3,608,791
BEG. INVESTED IN CAPITAL ASSETS	0	0	0	0	0								0
HUD ADMIN FEE REVENUE	163,219	225,782	164,603	164,603	164,603								389,001
FRAUD RECOVERY	820	1,217	760	934	672								2,037
INTEREST INCOME / GAIN or LOSS INV	0	0	0	0	0								0
DEPRECIATION (reduces Capital Assets)	0	0	0	0	0								0
BAD DEBT-ADMIN / OPEB YE Adj	0	0	0	0	0								0
ADMINISTRATIVE EXPENDITURES	-16,034	-13,735	-15,922	-20,877	-9,619								-29,769
ENDING ADMIN RESERVE BALANCE	1,878,398	2,091,662	2,241,103	2,385,763	2,541,419								3,970,060
YTD Change in Admin.	148,005	361,269	510,710	655,370	811,026	-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	102,566	30,098								7,290
HUD HAP REVENUE	1,898,792	1,363,492	1,418,598	1,418,598	2,008,540								3,262,284
FRAUD RECOVERY	820	1,217	760	934	672								2,037
FSS FORFEITURES	0	0	0	0	0								0
BAD DEBT-HAP	0	0	0	0	0								0
HOUSING ASSISTANCE PAYMENTS	-1,433,164	-1,460,802	-1,457,571	-1,492,000	-1,483,736								-2,893,966
ENDING HAP RESERVE BALANCE	236,869	140,776	102,563	30,098	555,574	0	0	0	0	0	0	0	377,645
YTD Change in HAP	466,448	370,355	332,142	259,677	785,153	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	1,564,988	1,564,988								7,824,940
HAP EXPENDITURES (Current Month)	1,449,198	1,474,537	1,473,493	1,512,877	1,493,355								7,403,460
CY 2023 HAP BUDGET UTILIZATION	93%	94%	94%	97%	95%								95%
BUDGET AVAILABLE (YTD)	1,564,988	1,564,988	1,564,988	1,564,988	1,564,988								7,824,940
TOTAL HAP EXPENDITURES (YTD)	1,449,198	1,474,537	1,473,493	1,512,877	1,493,355								7,403,460
BUDGET REMAINING (YTD)	115,790	90,451	91,495	52,111	71,633								421,480
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	2,201	2,191								10,895
UNIT MONTH'S AVAILABLE	2,236	2,236	2,236	2,236	2,236								11,180
OVER or (UNDER) LEASED	-126	-64	-15	-35	-45	0	0	0	0	0	0	0	-285
CY 2023 VOUCHER UTILIZATION	94%	97%	99%	98%	98%								97%
CY 2022 VOUCHER UTILIZATION	88%	89%	89%	90%	91%								88%
CY 2023 AVERAGE HAP	687	679	663	687	682								680
CY 2022 AVERAGE HAP	655	611	692	704	695								687

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

HOUSING CHOICE VOUCHER (SECTION 8)

UTILIZATION SUMMARY REPORT

ROLLING 12 MONTH ANALYSIS

UNITS LEASED SUMMARY	JUL'23	JUN'23	MAY'23	APR'23	MAR'23	FEB'23	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22
BUTTE												
ACC UNIT MONTHS	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973	1955	1955
CURRENT LEASED	1984	1983	1989	1999	1987	1962	1931	1917	1889	1885	1892	1877
VOUCHER UTILIZATION %	100.56%	100.51%	100.81%	101.32%	100.71%	99.44%	97.87%	97.16%	95.74%	95.54%	96.78%	96.01%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	62	61	62	62	62	63	62	62	61	61	61	62
VOUCHER UTILIZATION %	71.26%	70.11%	71.26%	71.26%	71.26%	72.41%	71.26%	71.26%	70.11%	70.11%	70.11%	71.26%
VASH												
ACC UNIT MONTHS	194	194	194	194	194	194	194	194	194	194	194	194
CURRENT LEASED	141	142	136	137	129	122	119	116	117	116	115	113
VOUCHER UTILIZATION %	72.68%	73.20%	70.10%	70.62%	66.49%	62.89%	61.34%	59.79%	60.31%	59.79%	59.28%	58.25%
TOTAL												
ACC UNIT MONTHS	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254	2236	2236
CURRENT LEASED	2187	2186	2187	2198	2178	2147	2112	2095	2067	2062	2068	2052
VOUCHER UTILIZATION %	97.03%	96.98%	97.03%	97.52%	96.63%	95.25%	93.70%	92.95%	91.70%	91.48%	92.49%	91.77%

HAP SUMMARY*	JUL'23	JUN'23	MAY'23	APR'23	MAR'23	FEB'23	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22
ACC BUDGET	\$ 1,687,733	\$ 1,687,733	\$ 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
ACTUAL HAP	\$ 1,470,954	\$ 1,484,991	\$ 1,493,711	\$ 1,499,564	\$ 1,488,942	\$ 1,488,248	\$ 1,452,172	\$ 1,407,878	\$ 1,273,115	\$ 1,347,437	\$ 1,321,908	\$ 1,336,757
PER UNIT COST	\$ 673	\$ 679	\$ 683	\$ 682	\$ 684	\$ 693	\$ 688	\$ 672	\$ 616	\$ 653	\$ 639	\$ 651
BUDGET UTILIZATION %	87.16%	87.99%	88.50%	88.85%	88.22%	88.18%	86.04%	88.38%	79.92%	84.59%	82.98%	83.92%

ACTIVITY SUMMARY	JUL'23	JUN'23	MAY'23	APR'23	MAR'23	FEB'23	JAN'23	DEC'22	NOV'22	OCT'22	SEP'22	AUG'22
# PORT IN BILLED	0	0	0	0	0	0	0	0	0	0	0	0
#PORT OUT UNDER CONTRACT	40	42	43	46	46	47	43	40	33	32	32	33
ZERO HAP	17	22	22	27	23	24	18	21	20	29	24	22
UTILITY ASSISTANCE PAYMENTS	100	100	112	105	105	104	109	105	107	107	105	98
NEW ADMISSIONS	**	26	17	25	43	44	50	35	33	31	24	48
INITIAL VOUCHERS SEARCHING	99	82	137	121	135	157	174	212	295	244	267	301
ACTUAL/ESTIMATED EOP	17	17	11	21	18	22	17	10	22	16	12	14
REMAIN ON WAITING LIST	1506	1507	1523	1536	1587	97	165	305	617	702	761	943

*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	%
Jul-22	13**	0	0	0	0	0	1	1	12***	0	0	2	98.9%
Jun-23	15**	0	0	0	0	0	1	0	12***	0	0	1	99.4%
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%

* 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	%
Jul-23	3	2	1	2	1	3	2	14	95.9%
Jun-23	3	0	2	4	1	1	1	12	96.5%
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%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Jul-23	3
Jun-23	5
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

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Jul-23	3	0	4	1
Jun-23	2	0	4	1
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

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	23 Transfer list	6+	778	6+	908	6+
2	671	2+			390	2+
3	419	1+	351	1+	273	2+
4	134	5+			80	4+
5					19	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	214		165	2
2	55	7			36	
3	28	2	23	6	16	
4	8	4+			6	
5					0	

MEMO

Date: July 14, 2023

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

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

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

- As of this writing, **\$460,705** of capital improvement work has been completed out of the **\$1,186,684** operations project budget.
- Per property manager RSC Associates, the capital improvement work is nearing substantial completion. Remaining capital improvement work includes roof and selective HVAC replacement at Alamont Apartments.
- When the capital improvements as detailed above are complete, it is anticipated that approximately **\$615,000** will remain out of the **\$1,186,684** operations project budget. The remaining budget amount will be utilized to fund improvements at Lincoln Apartments, Chico and Park Place Apartments, Oroville as described on page 4 of this memo.
- The sixth Disbursement of 2020A Bond proceeds has been received, where **\$1,113,737** was requested. To date, a total of **\$3,728,259** has been requisitioned for reimbursement, from the original **\$9,503,644** in issuance funds. All funds have been obligated.



Completed balcony replacement at Alamont Apartments



Completed balcony replacement at Alamont Apartments

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 90% complete; 27 of 31 units are substantially complete.
- There have been \$147,218 in additional costs to correct framing-related issues, dry rot, and other miscellaneous repairs, which is being absorbed by project contingency funds. The additional costs represent a 4.8% increase from the original contract amount, and is typical for renovation work of this nature.
- Project Closeout will begin at the end of July 2023 where HACB and the architect will develop a “punch list” of items that the contractor will need to address prior to project completion.
- Completion is slated for the end of August 2023.



Exterior siding installation in progress at unit 360



Exterior painting in progress at unit 4



Completed exterior improvements at unit 12 and 16



Completed exterior improvements at unit 37 and 41

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

- The Town of Paradise has provided the HACB with a formal CDBG-DR Loan Commitment in the amount of \$2,724,004, pending completion of the environmental review and execution of various regulatory agreements with the Town of Paradise and the State Department of Housing and Community Development (HCD).
- The National Environmental Policy Act (NEPA) public noticing process is underway per federal Section 8 PBV and CDBG-DR funding requirements. Authority to Use Grant Funds is expected to be delivered in July 2023, which will complete this process.
- An Invitation for Bid for the construction was issued on June 13, 2023. A Pre-Bid Job Walk was held at the project site on June 27, 2023 and was attended by 11 contractors.
- The public bid opening will be held July 25, 2023; it is anticipated that a contract will be presented to the HACB Board of Commissioners for review at the August 2023 board meeting.
- It is anticipated that construction will commence in October 2023 upon execution of the CDBG-DR closing documents.



Color rendering of the proposed building and project site



Color rendering of the proposed building

Lincoln Apartments, Chico:

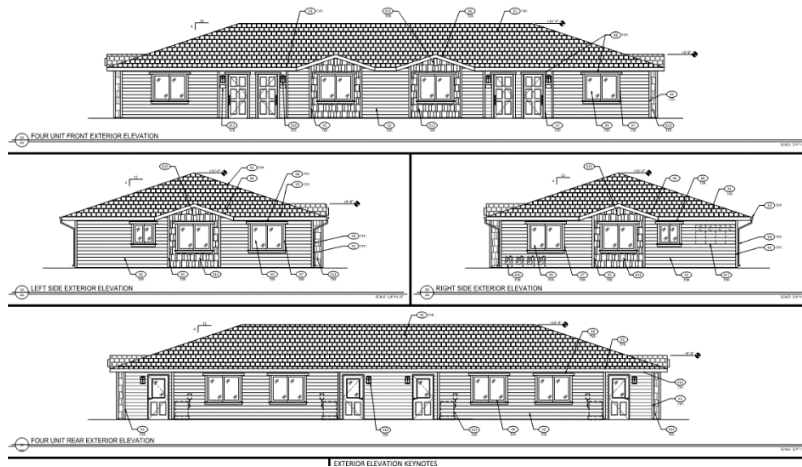
- HACB Staff met with property manager RSC Associates and developed a prioritized list of improvements, including replacement of individual electrical panels, window and exterior door replacement, and exterior painting.
- RSC Associates is currently in the process of obtaining bids for the above-mentioned improvements and it is anticipated that the improvements will be funded through the properties operational budget, as well as any excess 2020A bond funds.
- It has been determined that extensive repairs to the upper level walkways are required. Due to the scope of the repairs, the HACB will undertake the walkway repair project internally, rather than through RSC Associates. A scope of work is currently being developed, and it is anticipated that bids will be solicited in August. It is anticipated that the improvements will be funded through 2020A bond funds reserved for this purpose.

Park Place Apartments, Oroville:

- HACB Staff met with property manager RSC Associates and developed a prioritized list of improvements, including replacement of the (failing) wooden gazebo, addition of an accessible rest room in the Community Room, and replacement of select damaged concrete walkways.
- 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. Bids are taking longer than anticipated to obtain due to limited availability of local contractors.

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

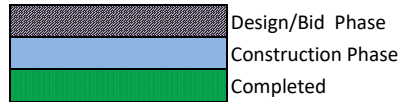
- This 18 unit (16 one-bedroom and 2 two-bedroom) development initiative requires retention of a grant writing consultant, and design professional. Article XXXIV Authority has been requested of the City of Oroville.
- A bid package for the demolition of the existing single-family home has been started and bids will be solicited in July 2023.



Preliminary exterior elevations of one of the proposed four plex buildings

12 Month HACB Construction Project Schedule - July 14, 2023

	Budgeted Amount	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Oct-24
Property Condition Assessment Repairs														
Alamont, Cordillera, Evanswood, Lincoln, Locust and Park Place	\$1,186,684	Construction	Construction	Construction	Construction	Construction	Completed							
Evanswood Estates Exterior Modernization														
Exterior Modernization Project	\$3,371,940	Construction	Construction	Completed										
Lincoln Apartments														
Exterior Stairway and Balcony Repair Project	T.B.D.	Design/Bid	Design/Bid	Construction	Construction	Construction	Construction	Construction	Completed					
Park Place Apartments														
Gazebo Replacement and Site Work Project	T.B.D.	Design/Bid	Design/Bid	Construction	Construction	Construction	Construction	Construction	Completed					
Kathy Court Apartments														
Replacement Project	\$7,026,670	Design/Bid	Design/Bid	Design/Bid	Construction	Construction	Construction	Construction	Construction	Construction	Construction	Construction	Construction	Completed
2131 Fogg Avenue														
Design Development and Construction Drawings	\$450,000	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Completed
Seek Funding and Grant Application Preparation	\$50,000	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Completed
Demolish Existing Vacant Single Family Residence	\$50,000	Design/Bid	Design/Bid	Construction	Completed									
Total next 12 months:	\$12,135,294													



MEMO

Date: July 14, 2023

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: Public Housing - Capital Fund Status Report

Planning and design work to address select roof replacements and kitchen remodeling has begun.

As of July 14, 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 60-65 % 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 and let in December 2022. Ongoing supply chain issues, including Department of Energy implementation of new efficiency standards for air conditioning and heat pumps, have resulted in the contractor’s inability to deliver the originally specified Day and Night HVAC units. This has necessitated a change to alternate units. Trane HVAC units will be substituted, without change in cost. The units meet or exceed design specifications for the project. The units are expected to be received by late August. We will continue to closely monitor the progress and provide updates accordingly.

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 28% 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 61% 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.

HUD Low Income Public Housing

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 07-14-2023

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		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		7,800.34	4,250.34	75,000.00		82,863.43	79,080.30	75,000.00								315,120.00	118,796.73	196,323.27
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	600,306.00		543,157.52	59,141.08	712,154.00		739,165.57	388,165.30	861,782.00		-	-					2,794,405.00	1,133,366.06	1,661,038.94
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	-	728,490.86	240,924.42	913,365.00	-	913,365.00	558,581.60	1,113,256.00	-	111,325.00	-				3,714,841.00	1,612,199.55	2,102,641.45	
					83%	28%			100%	61%			10%	0%							

MEMO

Date: July 14, 2023

To: HACB Board of Commissioners

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

Subject: Farm Labor Housing, Gridley – status report

As of the first of July, there are a total of (76) occupied units. There were (2) move-in's and no move-out's in June. A total of (13) concrete block 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.



Renovated 1980's era housing

AWI staff continue their marketing efforts to increase the eligible applicant pool. Marketing includes distribution of flyers to local farms and businesses, a listing on Craig's List, and \$100 referral reward coupons to residents who make successful referrals. AWI is also offering a move-in special for all applicants, which includes free rent for the first month. Banner advertisements are placed at the front of the property for cars heading past the property.

A request has been made to USDA Rural Development for an “ineligible tenant waiver”, allowing for leasing to non-farm labor households, in addition to allowing **over-income** residents to stay. A market study may be necessary to support the request; the idea being 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 – renovated

Chavarria’s Landscaping continues to provide landscaping upkeep to the property. Asphalt repairs addressing site potholes is approved and scheduled for the first week of August. The tree trimming project is now fully completed. Staff is seeking estimates to clean out the canal along the West and South sides of the soccer field necessitated by overgrowth - cleaning of canals is not included in the monthly landscaping service.



1980's-era Concrete Block duplex unit – unrenovated

Mi C.A.S.A.’s monthly food distribution will be held this month in one of Mi C.A.S.A.’s classrooms (#5), offering a larger space in which to provide the service. Mi C.A.S.A.’s Summer Session is underway and will continue until through August 4th. All students attending these classes are provided breakfast and lunch. We had two entries from Mi C.A.S.A. students for this year’s NAHRO “What Home Means to Me” poster contest. One of the two entries was chosen and sent to the Regional NAHRO competition, seeking to 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 the DLL program, ensuring services through December 2023. Promotores and Red Cross staff are collaborating with the residents on a Community Garden.

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 small well operator recently replaced the roller assembly, feed tube, and unplugged the injector to resolve the lack of chlorine issue with the primary well. The State Water Board approved application for grant funds to install a power generator backup power to the community well is pending Water Board capacity to administer.

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



Trailer Unit – East Gridley Road



1930's-era wooden unit



Gridley Farm Labor Housing June 2023

Separate Variance Report explaining budget differences and expenditures.

Updates:

GFLH currently has 13 units available. Two move-ins and no move-outs during the month of June.

As of the end of June.

- 76 Occupied
- 10 units held for the next phase of rehab
- 17 units deemed uninhabitable
- 13 units available for occupancy

*** All renovated units are occupied.

Applicant traffic of those that meet FL qualification is still slow. The annual advertising and outreach letters (AFHMP), went out this week. We are hoping to hear back from RD regarding a long term waiver for FL requirements this month.

Unit Turns:

- **MAR823** – Unit close to market ready. Working on applicants.
- **OG1495** – Unit turn in process. Purchased new countertops / cabinets. Unit needs full paint, replacement of missing tiles, toilet and an AC unit.

Upcoming Vacancies:

- **ERN863** – Failure to recertify and non-payment. Sent to Legal

Several July rent payments outstanding as it is early in the month. Unit #SU1528 and AU878 where in a payment plan, but they have stop paying rent and monthly payments. Staff contacted both resident to continue with payment plans.

Past Due Balances:

- Unit #ERN863 –balance \$9,145 Eviction in process.
- Unit #SU1528 – balance \$1,891 Re-establishing payment plan.
- Unit# AU878 – Balance \$2,031 Re-establishing payment plan.

Maintenance staff will continue to focus on the list of 9 units identified as general turns. One of the 9 has been turned and leased, 8 pending.

(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.

Asphalt repairs to address all potholes is approved and scheduled for the first week of August. Staff is in communication with the vendor for the potential of an earlier start.

Estimates in process to clean out the canal along the West and South sides of the soccer field. Grass and weeds are overgrown and are not included in the monthly landscaping services.

The small well operator replaced the roller assembly, feed tube and plugged injector to resolve the lack of chlorine issue.

The community clean-up day and resident meeting went well. Management explained the rules and reviewed the importance of cleaning and removing all old and excessive items stored around the buildings. Residents were encouraged to report vandalism. We are hoping that all residents will pitch in to make Gridley FLH an even better place to call home!

The deteriorated side of the monument sign has been refurbished and looks great!

BEFORE:



AFTER:



Gridley Farm Labor 645
For the Month Ended June 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)	\$ 1,033,785.00	\$ 1,066,032.00	\$ (32,247.00)
Vacancies	(22,625.00)	(23,142.91)	517.91	(217,860.00)	(208,286.25)	(9,573.75)
Manager's Unit	(1,230.00)	(1,230.00)	0.00	(11,070.00)	(11,070.00)	0.00
Total Tenant Rent	\$ 89,924.00	\$ 94,075.09	\$ (4,151.09)	\$ 804,855.00	\$ 846,675.75	\$ (41,820.75)
Other Project Income:						
Laundry Income	\$ 0.00	\$ 216.66	\$ (216.66)	\$ 1,125.75	\$ 1,950.00	\$ (824.25)
Interest Income	0.00	2.50	(2.50)	189.03	22.50	166.53
Restricted Reserve Interest Incom	0.00	0.00	0.00	79.05	0.00	79.05
Other Tenant Income	\$ 0.00	\$ 91.66	\$ (91.66)	\$ 215.50	\$ 825.00	\$ (609.50)
Miscellaneous Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 595.00	\$ 0.00	\$ 595.00
Other Project Income	\$ 0.00	\$ 310.82	\$ (310.82)	\$ 2,204.33	\$ 2,797.50	\$ (593.17)
Total Project Income	\$ 89,924.00	\$ 94,385.91	\$ (4,461.91)	\$ 807,059.33	\$ 849,473.25	\$ (42,413.92)
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 28,633.29	\$ 35,903.14	\$ (7,269.85)	\$ 192,757.49	\$ 323,128.50	\$ (130,371.01)
Utilities (From Pg 2)	3,160.55	10,841.07	(7,680.52)	61,603.33	97,569.75	(35,966.42)
Administrative (From Pg 2)	17,116.43	15,386.91	1,729.52	124,203.55	138,482.25	(14,278.70)
Taxes & Insurance (From Pg 2)	7,399.41	8,510.25	(1,110.84)	71,074.73	76,592.25	(5,517.52)
Other Taxes & Insurance (Fr Page	1,866.76	5,356.11	(3,489.35)	15,041.72	48,204.75	(33,163.03)
Other Project Expenses	971.75	2,158.23	(1,186.48)	17,486.95	19,424.25	(1,937.30)
Total O&M Expenses	\$ 59,148.19	\$ 78,155.71	\$ (19,007.52)	\$ 482,167.77	\$ 703,401.75	\$ (221,233.98)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.59	\$.37	\$ 113,030.64	\$ 113,027.25	\$ 3.39
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 5,625.00	\$ 5,625.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	25,875.00	25,875.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.59	\$.37	\$ 144,530.64	\$ 144,527.25	\$ 3.39
Total Project Expenses	\$ 75,207.15	\$ 94,214.30	\$ (19,007.15)	\$ 626,698.41	\$ 847,929.00	\$ (221,230.59)
Net Profit (Loss)	\$ 14,716.85	\$ 171.61	\$ 14,545.24	\$ 180,360.92	\$ 1,544.25	\$ 178,816.67
Other Cash Flow Items:						
Reserve Transfers	\$ 0.00	\$ 0.00	\$ 0.00	\$ 10,370.53	\$ 0.00	\$ 10,370.53
T & I Transfers	(8,550.00)	0.00	(8,550.00)	(79,731.03)	0.00	(79,731.03)
Sec Dep Owner Held	0.00	0.00	0.00	(3,900.00)	0.00	(3,900.00)
Rent Annuity	51,203.00	0.00	51,203.00	479,643.00	0.00	479,643.00

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rent Subsidy	\$ (51,203.00)	\$ 0.00	\$ (51,203.00)	\$ (479,643.00)	\$ 0.00	\$ (479,643.00)
Authorized Reserve - Other	0.00	0.00	0.00	(10,449.58)	0.00	(10,449.58)
Tenant Receivables	(2,001.00)	0.00	(2,001.00)	(7,798.84)	0.00	(7,798.84)
Other Receivables	5,566.08	0.00	5,566.08	(20,877.57)	0.00	(20,877.57)
Rental Assistance	113.00	0.00	113.00	(11,613.00)	0.00	(11,613.00)
Accounts Payable - Trade	7,243.67	0.00	7,243.67	(3,990.42)	0.00	(3,990.42)
Accrued Property Taxes	2,500.00	0.00	2,500.00	575.00	0.00	575.00
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	5,625.00	0.00	5,625.00
Total Other Cash Flow Items	\$ 5,496.75	\$ 0.00	\$ 5,496.75	\$ (117,309.91)	\$ 0.00	\$ (117,309.91)
Net Operating Cash Change	\$ 20,213.60	\$ 171.61	\$ 20,041.99	\$ 63,051.01	\$ 1,544.25	\$ 61,506.76

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 4,984.28	\$ 68,035.29	\$ 63,051.01
Tax & Insurance - FFB	86,994.79	36,681.25	(50,313.54)
Tax & Insurance - MMKT - FFB*	0.00	130,044.57	130,044.57
RD Reserves - FFB	53,543.24	69,047.71	15,504.47
Cash - Owner Held Reserves	396,699.00	396,699.00	0.00

Payables & Receivables:	End Balance 1 Year Ago	Current Balance	Change
Accounts Payable - Trade	8,261.39	4,270.97	(3,990.42)
Rents Receivable - Current Tenants	10,062.51	17,861.35	7,798.84

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 8,701.92	\$ 6,820.91	\$ 1,881.01	\$ 56,105.59	\$ 61,388.25	\$ (5,282.66)
Janitorial/Cleaning Supplies	272.35	79.75	192.60	902.55	717.75	184.80
Plumbing Repairs	185.00	832.91	(647.91)	4,305.90	7,496.25	(3,190.35)
Painting & Decorating	0.00	199.41	(199.41)	371.62	1,794.75	(1,423.13)
Repairs & Maintenance - Supply	88.95	1,532.34	(1,443.39)	10,443.41	13,791.00	(3,347.59)
Repairs & Maintenance - Contract	1,667.00	2,252.91	(585.91)	10,550.33	20,276.25	(9,725.92)
Grounds Maintenance	7,602.00	8,000.00	(398.00)	69,054.25	72,000.00	(2,945.75)
Pest Control Service	0.00	249.41	(249.41)	3,390.00	2,244.75	1,145.25
Fire/Alarm Services	0.00	1,588.50	(1,588.50)	1,163.50	14,296.50	(13,133.00)
Security Service	1,904.00	0.00	1,904.00	14,160.96	0.00	14,160.96
Capital Improvements - Other	2,206.00	11,983.34	(9,777.34)	7,695.96	107,850.00	(100,154.04)
Capital Improvements - Flooring	3,598.32	975.00	2,623.32	3,598.32	8,775.00	(5,176.68)
Capital Improvements - Appliance	1,827.54	697.25	1,130.29	6,227.12	6,275.25	(48.13)
Capital Improvements - HVAC Repl	0.00	250.00	(250.00)	1,754.62	2,250.00	(495.38)

Gridley Farm Labor 645
For the Month Ended June 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	\$ 1,282.50	\$ (1,282.50)
Carpet Cleaning	0.00	25.09	(25.09)	0.00	225.75	(225.75)
HVAC Repairs	339.00	53.41	285.59	2,721.00	480.75	2,240.25
Cable Service	0.00	178.75	(178.75)	0.00	1,608.75	(1,608.75)
Tenant Services	241.21	41.66	199.55	312.36	375.00	(62.64)
Total Maint. & Operating Exp.	\$ 28,633.29	\$ 35,903.14	\$ (7,269.85)	\$ 192,757.49	\$ 323,128.50	\$ (130,371.01)
Utilities:						
Electricity	\$ 1,267.01	\$ 2,666.66	\$ (1,399.65)	\$ 19,679.78	\$ 24,000.00	\$ (4,320.22)
Water	0.00	2,916.66	(2,916.66)	15,492.85	26,250.00	(10,757.15)
Sewer	0.00	2,174.41	(2,174.41)	3,019.74	19,569.75	(16,550.01)
Heating Fuel/Other	176.56	583.34	(406.78)	6,466.83	5,250.00	1,216.83
Garbage & Trash Removal	1,716.98	2,500.00	(783.02)	16,944.13	22,500.00	(5,555.87)
Total Utilities	\$ 3,160.55	\$ 10,841.07	\$ (7,680.52)	\$ 61,603.33	\$ 97,569.75	\$ (35,966.42)
Administrative:						
Manager's Salary	\$ 10,129.76	\$ 7,713.59	\$ 2,416.17	\$ 58,220.27	\$ 69,422.25	\$ (11,201.98)
Management Fees	6,320.00	6,715.00	(395.00)	55,778.00	60,435.00	(4,657.00)
Bad Debt Expense	0.00	0.00	0.00	2,934.01	0.00	2,934.01
Auditing	666.67	666.66	.01	6,000.01	6,000.00	.01
Legal	0.00	291.66	(291.66)	595.00	2,625.00	(2,030.00)
Other Administrative Expenses	0.00	0.00	0.00	676.26	0.00	676.26
Total Administrative Expense	\$ 17,116.43	\$ 15,386.91	\$ 1,729.52	\$ 124,203.55	\$ 138,482.25	\$ (14,278.70)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 1,493.34	\$ (1,493.34)	\$ 4,480.00	\$ 13,440.00	\$ (8,960.00)
Special Assessments	2,500.00	2,117.50	382.50	22,500.00	19,057.50	3,442.50
Property Insurance	4,899.41	4,899.41	0.00	44,094.73	44,094.75	(.02)
Total Taxes & Insurance Expense	\$ 7,399.41	\$ 8,510.25	\$ (1,110.84)	\$ 71,074.73	\$ 76,592.25	\$ (5,517.52)
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,429.12	\$ 1,270.59	\$ 158.53	\$ 10,554.86	\$ 11,435.25	\$ (880.39)
Other Taxes, Fees & Permits	(272.36)	116.34	(388.70)	(444.62)	1,047.00	(1,491.62)
Bond Premiums	0.00	15.00	(15.00)	0.00	135.00	(135.00)
Worker's Compensation Insurance	702.61	1,075.84	(373.23)	4,492.05	9,682.50	(5,190.45)
Personnel Medical Insurance	7.39	2,878.34	(2,870.95)	439.43	25,905.00	(25,465.57)
Total Other Taxes & Insurance	\$ 1,866.76	\$ 5,356.11	\$ (3,489.35)	\$ 15,041.72	\$ 48,204.75	\$ (33,163.03)
Other Project Expenses						
Telephone & Answering Service	\$ 78.55	\$ 314.66	\$ (236.11)	\$ 931.91	\$ 2,832.00	\$ (1,900.09)
Internet Service	0.00	135.34	(135.34)	1,853.96	1,218.00	635.96
Advertising	0.00	375.00	(375.00)	1,191.12	3,375.00	(2,183.88)
Water/Coffee Service	20.22	0.00	20.22	85.45	0.00	85.45

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Office Supplies & Expense	\$ 625.30	\$ 504.41	\$ 120.89	\$ 8,848.08	\$ 4,539.75	\$ 4,308.33
Postage	137.24	41.75	95.49	812.88	375.75	437.13
Toner/Copier Expense	60.18	27.75	32.43	251.44	249.75	1.69
Office Furniture & Equipment Expe	0.00	0.00	0.00	1,173.70	0.00	1,173.70
Travel & Promotion	21.25	611.91	(590.66)	1,420.63	5,507.25	(4,086.62)
Training Expense	0.00	104.16	(104.16)	561.30	937.50	(376.20)
Credit Checking	29.01	13.41	15.60	248.48	120.75	127.73
Employee Meals	0.00	29.84	(29.84)	108.00	268.50	(160.50)
Total Other Project Expenses	\$ 971.75	\$ 2,158.23	\$ (1,186.48)	\$ 17,486.95	\$ 19,424.25	\$ (1,937.30)
Lease Up Expenses						
Total Lease Up Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.59	\$.37	\$ 113,030.64	\$ 113,027.25	\$ 3.39
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 5,625.00	\$ 5,625.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	25,875.00	25,875.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.59	\$.37	\$ 144,530.64	\$ 144,527.25	\$ 3.39
Total Expenses	\$ 75,207.15	\$ 94,214.30	\$ (19,007.15)	\$ 626,698.41	\$ 847,929.00	\$ (221,230.59)
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: July 14, 2023

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director

Subject: Agenda Item 3.10 - Status Report – HACB Other-Owned Properties

- Alamont Apartments, Chico (30 units, family)
- Cordillera Apartments, Chico (20 units, family)
- Evanswood Estates, Oroville (31 units, family)
- Gridley Springs II, Gridley (24 units, family)
- Kathy Court Apartments, Paradise (12 units, family)
- Lincoln Apartments, Chico (18 units, family)
- Locust Apartments, Chico (10 units, family)
- Park Place Apartments, Oroville (40 units, senior)
- 2131 Fogg Ave, (1 single family house)
- 1744 Laurel St, Chico (1 single family house)

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

Alamont Apartments, Chico (30 units, family, RSC) – There is one vacancy as of the first of July - all rent was collected for June, excepting one household with a small balance. YTD income came in \$10,379 more than budget, at \$248,963. YTD expenses are \$26,480+ more than anticipated, bringing YTD NOI to \$16,000+ less than budget, at \$132,227. YTD NOI is less than budget mostly due to bad debt “write off’s”, totaling \$27,294, utility expenses, and Repair Labor. Work is underway to address roof and HVAC unit replacements, and deck reconstruction, estimated at \$150K.



Alamont Apartments, East Avenue, Chico

Cordillera/Cameo Apartments, Chico (20 units, family, RSC) - The property has no vacancy as of July 1st. Unpaid rents included one unit, where an unlawful detainer may be filed; two units have small balances owed. YTD income is ahead of budget by \$3,348, at \$152,375. Total Operating Expenses are lower than budget, by \$17,849, bringing YTD NOI to \$83,600, or \$21,197 more than budget.



Cordillera Apartments, Cameo Way, Chico

Evanswood Estates Apartments, Oroville (31 units, family, RSC) – The property has one vacancy, which will be re-rented by the 15th. Unpaid rents are detailed in the RSC report. YTD total income is \$6,497 more than anticipated, at \$323,062. YTD Total Operating Expenses are \$13,361 more than budget at \$182,600 - the variance is mostly attributed to bad debt, utility and turnover expenses. YTD NOI is \$6,864 less than budget, at \$140,461. Units #21, 25, and 33, purchased and tracked separately, were occupied, with no unpaid rents. YTD income is ahead of budget. YTD expenses are higher than budget, bringing the NOI to \$13,072.



Evanswood Estates – old and new façades

The \$3 million exterior work is about 90% done, on schedule for completion by end of August.

Gridley Springs II, Gridley (24 units, Family, Sackett) There are no vacancies and no 30-day notices. Property tree trimming is being scheduled. YTD income is down by approximately \$10,174, due to statutory rent limitations restricting rent increases in the 1st quarter. YTD expenses came to \$104,513, yielding \$21,930 less than budget. YTD NOI is \$11,756 more than budget, at \$34,839. 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) – With funding committed, and in anticipation of completion of the Environmental Reviews process, the project is out for bid. Series Town of Paradise CDBG-DR, 2020A Series bond funds, and PG&E Victims Trust lawsuit proceeds complete the financing package. Course of construction insurance has been secured, and operations P&L insurance has been confirmed as available. Annual weed abatement has been completed.



Kathy Court Apartments, Paradise - Rendering



Lincoln Apartments, Chico

Lincoln Apartments, Chico (18 units, family, RSC) – Lincoln Apartments has zero vacancy. All rents have been collected, with the exception of one small balance. There are no notices to vacate. YTD total income

Locust Apartments, Chico (10 units, family, RSC) – The property is fully occupied. All rents were collected. Total income YTD is above budget by \$1,685, at \$69,240. 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 \$8,160, at \$25,578. Capital Improvements continue with the replacement of water heaters, range hoods,

is ahead of budget by \$4,400. Total YTD Expenses are under budget by \$11,941, bringing YTD NOI to \$72,019, or \$16,370 more than budget. The installation of 2020A bond-funded Capital Improvements, including water heaters, a refrigerator, exhaust hoods and GFCI installation has been completed. Additional bond-funded improvements are being planned, including electrical service panel and window replacements, and access improvements.

and GFCI outlets, paid for by means of Series 2020A Bond proceeds.



Locust Apartments, Chico



Park Place Apartments, Oroville

Park Place Apartments, Oroville (40 units, senior, RSC) – The month ended with no vacancy. There are no notices to vacate.

RSC’s narrative addresses rent collection. Two Unlawful Detainers are in process, with potential for another based on unpaid rent. YTD Total Income is \$11,010 more than budget. Expenses are below budget by \$8,451. Thus, YTD NOI is \$19,461 more than budget, at \$142,128. Bond-funded work, including equipment and gazebo replacements, upgrade of the Community Room, and site path of travel improvements, are in process, with property management collecting bids.

2131 Fogg Ave, Oroville (SFH, HACB) –
The single-family house is vacant, as of mid-April. Board action was approved 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.



June 29, 2023

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

RE: June 2023 HACB Monthly Financial Package

Dear Mr. Mayer:

Below is a summary of the June 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 June. There were no move-outs or move-ins during the month.
- **Rent Collection** –
 - ✓ Unit #1 owes for repairs on damages identified during their annual Section 8 inspection of the unit.
 - ✓ All other tenants paid in full.

Mr. Ed Mayer, Executive Director
Chico, California

- **Expense Variances –**
 - ✓ Utility expenses were higher than budget, due to the higher water costs. We continue investigating the high water usage at the property. The actual usage is well above last year's usage.

Alamont Apartments

Monthly Highlights:

- **Occupancy – 96.66% at the end of June.**
 - ✓ There is one vacant unit #20 who moved out on 6/11/23.
 - ✓ Unit #7 had a move in on 6/9/23.
- **Rent Collection –**
 - ✓ Unit #7 has a small outstanding balance for June rent.
 - ✓ All other tenants paid in full.
- **Expense Variances –**
 - ✓ Administrative expenses were higher than budgeted, since there was a Bad Debt write off for unit #7. We are pursuing collection of this balance and any proceeds from these efforts will reduce the Bad Debt expense.
 - ✓ Apartment turnover expenses were higher due to the turnover costs for unit #7. Turnover costs included trashing out the unit, repairing damaged drywall throughout unit, replacing blinds, cleaning, etc. The former tenant was charged for damages and cleaning for which they are responsible.
- **Capital Improvements –**
 - ✓ All lifted concrete edges were ground down as part of the on-going maintenance at the property.
 - ✓ A wood framed balcony repair was completed for unit #18.

Cordillera/Cameo Drive Apartments

Monthly Highlights:

- **Occupancy – 96% at the end of June.** Unit #45-2B had a move out on 6/2/23. There was an approved applicant who moved in on 6/29/23.
- **Rent Collection**
 - ✓ Unit #45-3 has a \$1,155.00 outstanding balance from May and June. They have made partial payments in May and June. 3-day notice was served in July. An unlawful detainer will be filed if the resident does not pay in full or agree to a repayment plan by July 15th.

Mr. Ed Mayer, Executive Director
Chico, California

- ✓ 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 which we are working with them to collect.
 - ✓ All other tenants paid in full.
- **Expense Variances –**
 - ✓ Administrative expenses were lower than budgeted largely due to lower bad debt write offs.
 - ✓ Turnover expenses – were well below budget as there were no turnovers in June so there was a positive variance.
 - **Capital Improvements –**
 - ✓ A new range and refrigerator were installed in unit #53-1 under the 2020A bond.

Evanswood Estates Apartments

Monthly Highlights:

- **Occupancy –** 96.42% at the end of June. There was one vacant unit #368, but an applicant has been approved and is expected to move in by the 15th of July, after the turnover repairs are completed for the unit.
- **Rent Collection**
 - ✓ Unit #5 has a partial outstanding balance due for June. 3-day notice was served and a unlawful detainer will be filed if the resident does not pay in full by July 15th.
 - ✓ Unit #32 has a small balance due for June rent and has been served a notice to pay.
 - ✓ Unit #40 has a balance due for a damaged garage door. They want to set up a repayment program where they can make additional monthly payments in addition to their rent payment.
 - ✓ All other tenants paid in full.
- **Expense Variances**
 - ✓ Administrative expenses were higher than budgeted, due to higher resident manager expenses as they have been working additional hours managing tenants during the construction project.
 - ✓ Maintenance expenses were higher than budgeted, due to HVAC services on units #17,37,40 and #57.
- **Capital Improvements –**

Mr. Ed Mayer, Executive Director
Chico, California

- ✓ A new garage door was installed for unit #40. The tenant hit the garage door with their vehicle. They have been billed for the full cost of repairing the door.

Evanswood #21, #25, and #33

Monthly Highlights

- **Occupancy** – 100% at the end of June. There were no move-outs or move-ins during the month.
- **Rent Collection** – 100% of rent was collected.
- **Expense Variances**
 - ✓ Expenses were in line with the budget for the month of June.

Kathy Court Apartments

Monthly Highlights: We had the annual fire hazard reduction/weed abatement performed during June.

Lincoln Apartments

Monthly Highlights:

- **Occupancy** – 100% as of the end of June. There were no new move ins or move outs for the month.
- **Rent Collection**
 - ✓ Unit #10 had a small outstanding balance for June rent.
 - ✓ All other tenants paid in full.
- **Expense Variances** –
 - ✓ Turnover expenses for labor and materials were higher due to the turnover work done in unit #10.
- **Capital Improvements** –
 - ✓ Unit #10 had an interior paint done for the turnover.
 - ✓ All lifted concrete edges were ground down as part of the on-going maintenance at the property.

Mr. Ed Mayer, Executive Director
Chico, California

Park Place Apartments

Monthly Highlights:

- **Occupancy** – 100% as of the end of June. There were no new move ins or move outs for the month.
- **Rent Collection**
 - ✓ Unit #16 – did not pay rent in June. An unlawful detainer action has been filed against this resident.
 - ✓ Unit #18 – the Housing Authority of Butte County did make a partial payment in June, but he still has a large unpaid balance. We have tried 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. He did not comply with the agreement, and an unlawful detainer action will be filed after the mandatory 30 day notice period.
 - ✓ Unit #29 has an outstanding balance for June rent and has been served a notice to pay. An unlawful detainer will be filed following the 30-day notice period.
 - ✓ All other tenants paid in full.
- **Expense Variances** –
 - ✓ Apartment turnovers – there were no apartment turnovers in June, so there was a positive variance.
- **Capital Improvements** –
 - ✓ All lifted concrete edges were ground down as part of the on-going maintenance at the property.

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 July 2023

Property Status:

1. GS1 is 100% occupied with Zero notices to vacate.
2. GS2 is 100% occupied with Zero notices to vacate.
3. Both properties just has their HUD Section 8(voucher) physical inspections with no issues for either property.
4. Annual Tree service for both properties is scheduled for this month.

Sincerely,
Mac Upshaw



HACB GRIDLEY SPRINGS II
As of
June 30, 2023

CASH SUMMARY - Operating Account	JUNE		9 months YTD	
	2023	%%	2023	%%
Total Rent Revenue	16,062.00	100.00%	141,364.89	100.00%
Vacancies	0.00	0.00%	(2,772.00)	-1.96%
Net Rental Revenue	16,062.00	100.00%	138,592.89	98.04%
Other Income	132.34	0.82%	760.34	0.54%
Total Revenue	16,194.34	100.82%	139,353.23	98.58%
Expenses:				
Administrative Expenses	3,586.79	22.33%	30,923.56	21.87%
Utilities	1,823.26	11.35%	17,594.92	12.45%
Operating & Maintenance	2,910.15	18.12%	44,400.60	31.41%
Depreciation and Amortization Expense	0.00	0.00%	0.00	0.00%
Taxes & Insurance	699.55	4.36%	11,594.62	8.20%
Total Expenses	9,019.75	51.80%	104,513.70	34.27%
Net Operating Income	7,174.59	29.47%	34,839.53	43.85%
Interest and Finance Expense	565.08	3.52%	5,085.72	3.60%
Replacement Costs	0.00	0.00%	4,409.09	3.12%
Net Cash Flow from Operations	6,609.51		25,344.72	
Plus (Minus)				
Interest Income	(113.27)		(472.84)	
Unpaid Rent Collected (Owed)	1,473.00		4,868.00	
Prepaid Rent Received (Absorbed)	(720.00)		(15.00)	
Security Deposits Received (Refunded)	0.00		22.00	
Accrued Interest (Payment)	545.08		4,905.72	
Net Cash Increase (Decrease)	7,794.32		34,652.60	
Beginning of Period Cash Balance	84,782.75		64,558.38	
Contributions (Distributions) to Owner	(15,602.00)		(15,602.00)	
Transfer from (to) Impound Account	(401.33)		(3,611.97)	
Transfer From (to) Replacement Reserves	(450.00)		(4,050.00)	
Transfer from (to) Security account	(161.95)		14.78	
Ending Cash Balance - Operating Account	\$75,961.79		\$75,961.79	
- Replacement Reserve			\$119,011.27	
- Tax and Insurance Impounds			\$55,744.82	
- Security Deposit Accounts			\$15,287.00	

TENANT RECEIVABLES	Current Month	UNIT STATUS	Current Month
Rent and Rent Related Receivables		Total Units	24
Balance at Beginning of Month	1,908.00	Vacant units at beginning of month	0
Uncollected (Collected) During Month	(1,473.00)	Plus Units vacated during month	0
Written off to Bad Debts	0.00	Less move ins and deposits to hold	0
Balance at End of Month	<u>\$435.00</u>	Vacant units at end of month	<u>0</u>

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

***** ASSETS *****

Petty Cash	250.00	
Cash - Operating	75,961.79	
Cash - Replacement Reserve	119,011.27	
Cash - Impound Account	55,744.82	
Cash - Security Deposit Account	15,287.00	
Total Cash		266,254.88

ACCOUNTS RECEIVABLE

Tenant Rent Receivable	435.00	
Total Accounts Receivable		435.00

Prepaid Property Insurance

	0.00	
Total Prepaid Expenses		0.00

Total Current Assets		266,689.88
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CAPITAL IMPROVEMENTS

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

TOTAL ASSETS		1,021,106.00
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***** LIABILITIES *****

Accrued Interest-SHRA	87,705.85	
Security Deposit Liability	15,287.00	
Prepaid Rent Revenue	0.00	
Total Current Liabilities		102,992.85

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

Total Liabilities		321,024.85
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***** 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	117,474.68	
Current Year Net Income (Loss)	25,344.72	
Total Equity		700,081.15

Total Liabilities & Equity		1,021,106.00
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Income Statement
HACB GRIDLEY SPRINGS II
As of
June 30, 2023

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
*** REVENUES ***						
Rent Revenue - Gross Potential						
Apartment Rents	15,241.00	16,312.00	(1,071.00)	133,952.89	146,808.00	(12,855.11)
Tenant Assistance Payments	821.00	0.00	821.00	7,412.00	0.00	7,412.00
Total Revenue	16,062.00	16,312.00	(250.00)	141,364.89	146,808.00	(5,443.11)
Apartment Vacancies	0.00	(326.00)	326.00	(2,772.00)	(2,936.16)	164.16
Total Vacancies	0.00	(326.00)	326.00	(2,772.00)	(2,936.16)	164.16
NET RENTAL REVENUE	16,062.00	15,986.00	76.00	138,592.89	143,871.84	(5,278.95)
Interest Income-Other Cash	104.22	0.00	104.22	436.06	0.00	436.06
Interest Income-Sec Deposits	9.05	0.00	9.05	36.78	0.00	36.78
Total Financial Revenue	113.27	0.00	113.27	472.84	0.00	472.84
Misc Tenant Charges/Damages & Cleaning	0.00	545.00	(545.00)	74.00	4,905.75	(4,831.75)
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	19.07	83.00	(63.93)	213.50	750.00	(536.50)
Total Other Revenue	19.07	628.00	(608.93)	287.50	5,655.75	(5,368.25)
TOTAL REVENUE	16,194.34	16,614.00	(419.66)	139,353.23	149,527.59	(10,174.36)
*** EXPENSES ***						
Administrative Expenses						
Advertising and Promotions	0.00	21.00	(21.00)	0.00	187.50	(187.50)
Credit Reports	0.00	0.00	0.00	76.00	0.00	76.00
Uniforms	0.00	0.00	0.00	93.24	0.00	93.24
IT Support Services	128.00	128.00	0.00	1,152.00	1,152.00	0.00
Telephone/Answering Service	61.45	70.00	(8.55)	557.34	630.00	(72.66)
Consulting/Purchased Services	0.00	0.00	0.00	0.00	0.00	0.00
Postage and Mailing	55.01	0.00	55.01	116.12	0.00	116.12
Administrative Expense/Office Personnel	0.00	0.00	0.00	40.00	0.00	40.00
Office Supplies/Expenses	16.22	385.00	(368.78)	762.48	3,468.00	(2,705.52)
Dues and Subscriptions	0.00	0.00	0.00	64.29	0.00	64.29
Management Fee	1,035.00	1,080.00	(45.00)	9,045.00	9,720.00	(675.00)
Manager Salaries	1,656.11	1,708.00	(51.89)	14,324.91	15,375.00	(1,050.09)
Education/Registration fees	0.00	83.00	(83.00)	557.18	750.00	(192.82)
Legal Expense	635.00	30.00	605.00	635.00	262.50	372.50
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	3,586.79	3,505.00	81.79	30,923.56	35,745.00	(4,821.44)
Utility Expenses						
Electricity	178.22	310.00	(131.78)	1,005.10	2,790.00	(1,784.90)
Water	312.60	500.00	(187.40)	2,842.39	4,500.00	(1,657.61)
Gas	0.00	68.00	(68.00)	408.86	615.00	(206.14)
Sewer	804.79	820.00	(15.21)	7,356.80	7,380.00	(23.20)
Garbage and Trash Removal	527.65	567.00	(39.35)	5,981.77	5,100.00	881.77
Total Utility Expenses	1,823.26	2,265.00	(441.74)	17,594.92	20,385.00	(2,790.08)

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

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating & Maintenance Expense						
Clean and Repair Apartment	(199.00)	0.00	(199.00)	1,083.00	0.00	1,083.00
Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	0.00
Exterminating Contract	100.00	0.00	100.00	300.00	0.00	300.00
Tree Service	0.00	0.00	0.00	0.00	0.00	0.00
Grounds Contract	135.44	0.00	135.44	8,586.88	0.00	8,586.88
Grounds Maintenance and Supplies	0.00	0.00	0.00	461.42	0.00	461.42
Maintenance Personnel	1,656.11	1,708.00	(51.89)	14,522.51	15,375.00	(852.49)
Repair Materials	195.33	2,982.00	(2,786.67)	3,326.94	26,838.75	(23,511.81)
Repair Contract/Vendor Labor	0.00	1,667.00	(1,667.00)	2,000.00	15,000.00	(13,000.00)
Electrical Repair and Supplies	0.00	0.00	0.00	187.50	0.00	187.50
HVAC Repair/Maintenance	705.00	500.00	205.00	9,517.00	4,500.00	5,017.00
Appliance Repair/Maintenance	0.00	0.00	0.00	879.53	0.00	879.53
Plumbing Repair/Supplies	180.54	0.00	180.54	3,075.68	0.00	3,075.68
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	136.73	0.00	136.73	136.73	0.00	136.73
Misc Operation & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Total Operating & Maint Expenses	2,910.15	6,857.00	(3,946.85)	44,400.60	61,713.75	(17,313.15)
Taxes & Insurance Expenses						
Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00
Payroll Taxes	419.00	335.00	84.00	4,198.16	3,013.50	1,184.66
Property & Liability Insurance	0.00	167.00	(167.00)	0.00	1,500.00	(1,500.00)
Worker's Compensation	141.45	221.00	(79.55)	1,530.05	1,987.00	(456.95)
Health/Dental Insurance	139.10	233.00	(93.90)	1,228.23	2,100.00	(871.77)
Other Insurance	0.00	0.00	0.00	4,638.18	0.00	4,638.18
Total Taxes & Insurance Expenses	699.55	956.00	(256.45)	11,594.62	8,600.50	2,994.12
TOTAL EXPENSES	9,019.75	13,583.00	(4,563.25)	104,513.70	126,444.25	(21,930.55)
NET OPERATING INCOME (LOSS)	7,174.59	3,031.00	4,143.59	34,839.53	23,083.34	11,756.19
Interest & Finance Expense						
Mortgage Interest	545.08	0.00	545.08	4,905.72	0.00	4,905.72
Bank Fees	20.00	0.00	20.00	180.00	0.00	180.00
Total Interest & Finance Expense	565.08	0.00	565.08	5,085.72	0.00	5,085.72
OPERATING PROFIT (LOSS)	6,609.51	3,031.00	3,578.51	29,753.81	23,083.34	6,670.47
Replacements						
Roofing/Paving/Exterior Repair	0.00	0.00	0.00	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	0.00	0.00	0.00	1,040.00	0.00	1,040.00
Plumbing Replacement	0.00	0.00	0.00	212.26	0.00	212.26
Glass Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Furniture and Equip Replacement	0.00	0.00	0.00	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	0.00	0.00	0.00	4,409.09	0.00	4,409.09
NET CASH FLOW FROM OPERATIONS	6,609.51	3,031.00	3,578.51	25,344.72	23,083.34	2,261.38

MEMO

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

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

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

Chico Commons Apartments, Chico (72 units, LIHTC, Family, MGP: Banyard Management, PM: AWI) – There are three (3) vacancies as of the 1st of July. AWI details current turnover status in the monthly narrative, following, as well as unpaid rents for the month. Three units are on payment plans, one is in process of Unlawful Detainer action, and another has been served a 3/30-day notice and/or trying to establish a payment plan. The third and last dumpster enclosure will be upgraded and rebuilt. All enclosures will be painted. Bids are being solicited for upgrade and reconstruction of the 2nd floor balcony railings. Parking lot bids for repair/replace sections of asphalt are also being sought. YTD income is up approximately \$58,561 compared to budget, with expenses \$36,622+ lower than budget YTD. The property is subject to repositioning, involving refinancing, capital improvements, and replacements.



Chico Commons Apartments, Amanda Way, Chico

Walker Commons Apartments, Chico (56 units, LIHTC, Senior & Disabled, MGP: BCAHDC, PM: AWI) – The property currently has one vacancy as of July 1st. The unit is close to market ready and management is working to approve a new household. Rent collection for the last two months was 100% collected. The property has hired a new maintenance technician. Estimates are being sought for an automatic lock / unlock system for the community room and laundry room. Repair/Replacement of exterior posts was completed at a total cost of \$14,850 Senior service provider, Passages, has been contacted to provide supportive services for the residents. The residents and staff have also partnered to create monthly activities in support of all residents. YTD income is higher by approximately \$19,319, with overall expenses lower than anticipated, bringing the property's Net Profit to \$81,000 more than budget, at \$100,902. Please find the AWI monthly narrative and owners report following. The property is subject to repositioning, involving refinance, capital improvements and replacements. Gutters, downspouts and fascia boards, windows, siding, and PTAC units are needing attention. The property generates significant cash, which will help with anticipated renovations.



Walker Commons Apartments, Chico

Gridley Springs I Apartments, Gridley (32 units, LIHTC, Family, MGP: BCAHDC, PM: Sackett Corporation) – There is no vacancy as of this memo, and no notices to vacate. YTD revenue and expenses are in line, with NOI at more than \$9,0819 above budget, at \$60,513. Annual tree trimming has been completed. Please find Sackett Corporation's Owner's report, following.



Gridley Springs Apartments I, Gridley

1200 Park Avenue Apartments, Chico (107 units, LIHTC, Senior, MGP: BCAHDC, PM: AWI) – There are three (3) vacancies as of this date; AWI is processing applications and preparing the units for lease. There is one (1) unlawful detainer in process, for unpaid rent. July’s unpaid rents are in process of being collected. Regarding the outstanding legal complaint, a trial is currently in process. The on-site manager has resigned and recruitment for a new on-site manager is underway. CAA Food Distribution is on-going; resident supportive services are being sought from Passages, North Valley Catholic Social Services, or others, to provide activities for property residents. The residents and AWI staff have started their own calendar of events -monthly bingo and birthdays are celebrated. Please find AWI’s monthly financials and narrative following. YTD income is down due to not being able to increase rents to maximum allowed by tax-credit regulation, because of State and local rent restrictions, but lower YTD expenses has yielded a NOI that is \$24,000 more than budget, totaling \$55,000. The property is subject to repositioning, involving refinancing and capital improvements.

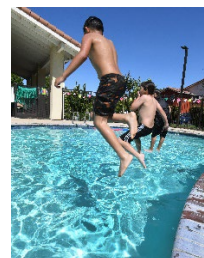


1200 Park Avenue Apts, Chico



Harvest Park Apartments, Chico

Harvest Park Apartments, Chico (90 units, LIHTC, Family, MGP: BCAHDC, PM Winn Residential) – Harvest Park currently has four (4) vacancies. There are two (2) 30-day notices to vacate, as the property is seeing tenant movement to other, newly constructed affordable housing family properties in Chico. There are unpaid rents in various units due to COVID-19, and or job loss. WINN Residential has several resident’s under repayment agreements and at least two Unlawful Detainers are in process. Continual follow up is required by property manager WINN Residential, as they are waiting for California Rent Relief Program funds to be paid on behalf of the delinquent rent households. Overall, year to date unpaid rents continue to decrease. A new resident manager has been retained, and Winn Residential is seeking a maintenance person. The property income is down approximately \$32,000, with Total Operating Expenses being \$4,500 more than budgeted, at \$261,758. NOI is approximately \$37,253 less than anticipated at \$236,411. Please find WINN Residential Owner’s Report following.



Summertime at Harvest Park!

Chico Commons Apartments June 2023



Separate Variance Report explaining budget differences and expenditures.

Updates:

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

Vacancies:

- **Unit #59** – Unit market ready. Applicant close to approval.
- **Unit #63** – Unit market ready. Working applicants.
- **Unit #8** – New move out 6/28/23.

Upcoming Vacancies:

- Unit #36 Termination

To date several July rents are outstanding as it is early in the month.

- **Unit #12; Balance \$1,697** has a payment plan.
- **Unit #14; Balance \$3,830** has a payment plan.
- **Unit #30; Balance \$628** has a payment plan.
- **Unit #36, Balance \$4,096** termination of tenancy.
- **Unit #70; Balance \$4,815** attempting to establish a payment plan and trying to get help from an agency to help pay for the past due balance.

Estimates for asphalt repairs are still in process. One estimate is expected by the end of the month and staff has contacted several other vendors.

One estimate on hand to trim the large bushes and shrubs along the backside of the property. This area is not included in the regular monthly service. A second vendor visited the property and will be providing an estimate.



Staff met with the vendor that installed the new trash enclosures to review the additional improvements needed to reinforce the stability of the doors..... The vendor will work on providing better quality doors and mounting hardware. The painting of the enclosures will follow after all the repairs are done.

We were finally able to obtain the two estimates to upgrade the balconies. Will review the financials and contact the vendor and find out if he will offer a discount for completing multiple units at a time.

Chico Commons 549
For the Month Ended June 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 74,500.00	\$ 69,187.00	\$ 5,313.00	\$ 434,259.00	\$ 415,122.00	\$ 19,137.00
Vacancies	(2,511.00)	(3,459.34)	948.34	(20,879.00)	(20,756.00)	(123.00)
Rent Adjustments	(718.00)	(245.84)	(472.16)	(966.82)	(1,475.00)	508.18
Manager's Unit	(965.00)	(965.00)	0.00	(5,790.00)	(5,790.00)	0.00
Total Tenant Rent	\$ 70,306.00	\$ 64,516.82	\$ 5,789.18	\$ 406,623.18	\$ 387,101.00	\$ 19,522.18
Other Project Income:						
Laundry Income	\$ 824.01	\$ 872.66	\$ (48.65)	\$ 5,625.17	\$ 5,236.00	\$ 389.17
Interest Income	0.00	4.75	(4.75)	48.29	28.50	19.79
Restricted Reserve Interest Incom	0.00	0.00	0.00	131.37	0.00	131.37
Late Charges	438.00	271.09	166.91	2,106.00	1,626.50	479.50
Other Tenant Income	\$ 30.00	\$ 349.59	\$ (319.59)	\$ 2,434.41	\$ 2,097.50	\$ 336.91
Miscellaneous Income	\$ 247.00	\$ 0.00	\$ 247.00	\$ 6,544.94	\$ 0.00	\$ 6,544.94
Other Project Income	\$ 1,539.01	\$ 1,498.09	\$ 40.92	\$ 16,890.18	\$ 8,988.50	\$ 7,901.68
Total Project Income	\$ 71,845.01	\$ 66,014.91	\$ 5,830.10	\$ 423,513.36	\$ 396,089.50	\$ 27,423.86
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 35,076.86	\$ 24,707.09	\$ 10,369.77	\$ 126,290.38	\$ 148,242.50	\$ (21,952.12)
Utilities (From Pg 2)	7,987.08	9,902.93	(1,915.85)	46,496.25	59,417.50	(12,921.25)
Administrative (From Pg 2)	10,849.76	11,165.77	(316.01)	60,143.21	66,994.50	(6,851.29)
Taxes & Insurance (From Pg 2)	2,601.92	2,767.16	(165.24)	16,272.51	16,603.00	(330.49)
Other Taxes & Insurance (Fr Page	1,194.04	2,744.16	(1,550.12)	6,960.59	16,465.00	(9,504.41)
Other Project Expenses	1,218.35	1,791.73	(573.38)	6,459.41	10,750.50	(4,291.09)
Total O&M Expenses	\$ 58,928.01	\$ 53,078.84	\$ 5,849.17	\$ 262,622.35	\$ 318,473.00	\$ (55,850.65)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.16	\$.01	\$ 15,625.02	\$ 15,625.00	\$.02
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 6,480.00	\$ 6,480.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	15,000.00	15,000.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.16	\$.01	\$ 37,105.02	\$ 37,105.00	\$.02
Total Project Expenses	\$ 65,112.18	\$ 59,263.00	\$ 5,849.18	\$ 299,727.37	\$ 355,578.00	\$ (55,850.63)
Net Profit (Loss)	\$ 6,732.83	\$ 6,751.91	\$ (19.08)	\$ 123,785.99	\$ 40,511.50	\$ 83,274.49

Other Cash Flow Items:

Chico Commons 549
For the Month Ended June 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Reserve Transfers	\$ 0.00	\$ 0.00	\$ 0.00	\$ (131.37)	\$ 0.00	\$ (131.37)
T & I Transfers	(2,770.00)	0.00	(2,770.00)	(13,323.37)	0.00	(13,323.37)
Operating - MMKT- FFB*	0.00	0.00	0.00	(44.92)	0.00	(44.92)
Security Deposits Held	1,300.00	0.00	1,300.00	1,300.00	0.00	1,300.00
Authorized Reserve - Other	0.00	(12,433.34)	12,433.34	0.00	(74,600.00)	74,600.00
Pending Reserves	(2,221.84)	0.00	(2,221.84)	(2,221.84)	0.00	(2,221.84)
Tenant Receivables	(3,990.33)	0.00	(3,990.33)	(10,962.62)	0.00	(10,962.62)
Other Receivables	3,226.92	0.00	3,226.92	12,151.84	0.00	12,151.84
Accounts Payable - Trade	1,737.25	0.00	1,737.25	(22,895.00)	0.00	(22,895.00)
Accrued Interest - City of Chico	2,604.17	0.00	2,604.17	15,625.02	0.00	15,625.02
Accrued Property Taxes	0.00	0.00	0.00	370.67	0.00	370.67
Total Other Cash Flow Items	\$ (113.83)	\$ (12,433.34)	\$ 12,319.51	\$ (20,131.59)	\$ (74,600.00)	\$ 54,468.41
Net Operating Cash Change	\$ 6,619.00	\$ (5,681.43)	\$ 12,300.43	\$ 103,654.40	\$ (34,088.50)	\$ 137,742.90

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 1,756.98	\$ 105,411.38	\$ 103,654.40
Operating - MMKT- FFB*	217,291.17	217,336.09	44.92
Tax & Insurance-FFB	2,752.59	16,075.96	13,323.37
Security Deposit - FFB	44,775.00	44,775.00	0.00
Reserve Acct-FFB	101,881.07	56,968.29	(44,912.78)
Reserve Acct - MMKT - FFB*	200,116.89	260,161.04	60,044.15
Payables & Receivables:			
Accounts Payable - Trade	25,304.52	2,409.52	(22,895.00)
Rents Receivable - Current Tenants	20,366.39	20,810.72	444.33
Allowance for Doubtful Accounts	(14,834.60)	(5,171.60)	9,663.00
Other Tenant Charges Receivable	1,964.68	2,819.97	855.29

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 7,251.46	\$ 5,212.00	\$ 2,039.46	\$ 30,509.35	\$ 31,272.00	\$ (762.65)
Janitorial/Cleaning Supplies	67.42	137.34	(69.92)	595.02	824.00	(228.98)
Plumbing Repairs	0.00	468.16	(468.16)	811.55	2,809.00	(1,997.45)
Painting & Decorating	0.00	508.16	(508.16)	1,968.58	3,049.00	(1,080.42)
Repairs & Maintenance - Supply	3,384.69	3,707.09	(322.40)	21,924.11	22,242.50	(318.39)
Repairs & Maintenance - Contract	1,819.26	1,570.59	248.67	13,202.77	9,423.50	3,779.27
Grounds Maintenance	2,030.00	1,908.34	121.66	11,450.00	11,450.00	0.00

Chico Commons 549
For the Month Ended June 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Pest Control Service	\$ 430.00	\$ 695.09	\$ (265.09)	\$ 2,850.00	\$ 4,170.50	\$ (1,320.50)
Fire/Alarm Services	2,751.00	579.34	2,171.66	4,339.22	3,476.00	863.22
Capital Improvements - Other	5,900.00	7,262.50	(1,362.50)	1,594.28	43,575.00	(41,980.72)
Capital Improvements - Flooring	341.65	979.16	(637.51)	16,858.41	5,875.00	10,983.41
Capital Improvements - Appliance	1,242.28	875.00	367.28	4,986.79	5,250.00	(263.21)
Capital Improvements - HVAC Repl	9,700.00	0.00	9,700.00	9,700.00	0.00	9,700.00
Carpet Cleaning	0.00	61.66	(61.66)	596.00	370.00	226.00
HVAC Repairs	0.00	651.09	(651.09)	4,427.00	3,906.50	520.50
Cable Service	159.10	49.91	109.19	477.30	299.50	177.80
Tenant Services	0.00	41.66	(41.66)	0.00	250.00	(250.00)
Total Maint. & Operating Exp.	\$ 35,076.86	\$ 24,707.09	\$ 10,369.77	\$ 126,290.38	\$ 148,242.50	\$ (21,952.12)
Utilities:						
Electricity	\$ 665.95	\$ 800.16	\$ (134.21)	\$ 4,196.78	\$ 4,801.00	\$ (604.22)
Water	2,587.59	2,754.84	(167.25)	9,190.90	16,529.00	(7,338.10)
Sewer	1,698.11	2,746.59	(1,048.48)	10,058.01	16,479.50	(6,421.49)
Heating Fuel/Other	1,274.53	1,691.34	(416.81)	10,962.26	10,148.00	814.26
Garbage & Trash Removal	1,760.90	1,910.00	(149.10)	12,088.30	11,460.00	628.30
Total Utilities	\$ 7,987.08	\$ 9,902.93	\$ (1,915.85)	\$ 46,496.25	\$ 59,417.50	\$ (12,921.25)
Administrative:						
Manager's Salary	\$ 5,255.31	\$ 4,939.00	\$ 316.31	\$ 22,696.51	\$ 29,634.00	\$ (6,937.49)
Management Fees	3,600.00	3,600.00	0.00	21,600.00	21,600.00	0.00
Bad Debt Expense	0.00	1,153.84	(1,153.84)	8,356.00	6,923.00	1,433.00
Auditing	625.00	625.00	0.00	3,750.00	3,750.00	0.00
Legal	1,369.45	833.34	536.11	3,740.70	5,000.00	(1,259.30)
Other Administrative Expenses	0.00	14.59	(14.59)	0.00	87.50	(87.50)
Total Administrative Expense	\$ 10,849.76	\$ 11,165.77	\$ (316.01)	\$ 60,143.21	\$ 66,994.50	\$ (6,851.29)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 92.66	\$ (92.66)	\$ 370.67	\$ 556.00	\$ (185.33)
Property Insurance	2,601.92	2,674.50	(72.58)	15,901.84	16,047.00	(145.16)
Total Taxes & Insurance Expense	\$ 2,601.92	\$ 2,767.16	\$ (165.24)	\$ 16,272.51	\$ 16,603.00	\$ (330.49)
Other Taxes & Insurance:						
Payroll Taxes	\$ 952.01	\$ 865.84	\$ 86.17	\$ 4,757.71	\$ 5,195.00	\$ (437.29)
Other Taxes, Fees & Permits	(261.03)	192.00	(453.03)	(91.12)	1,152.00	(1,243.12)
Bond Premiums	0.00	29.91	(29.91)	0.00	179.50	(179.50)
Worker's Compensation Insurance	471.78	766.25	(294.47)	2,079.24	4,597.50	(2,518.26)
Personnel Medical Insurance	31.28	890.16	(858.88)	214.76	5,341.00	(5,126.24)
Total Other Taxes & Insurance	\$ 1,194.04	\$ 2,744.16	\$ (1,550.12)	\$ 6,960.59	\$ 16,465.00	\$ (9,504.41)
Other Project Expenses						

Chico Commons 549
For the Month Ended June 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Telephone & Answering Service	\$ 309.83	\$ 226.00	\$ 83.83	\$ 1,119.14	\$ 1,356.00	\$ (236.86)
Internet Service	289.70	271.50	18.20	869.10	1,629.00	(759.90)
Advertising	0.00	54.16	(54.16)	0.00	325.00	(325.00)
Water/Coffee Service	0.00	0.00	0.00	23.75	0.00	23.75
Office Supplies & Expense	207.17	227.66	(20.49)	1,834.90	1,366.00	468.90
Postage	39.42	88.75	(49.33)	327.60	532.50	(204.90)
Toner/Copier Expense	319.69	188.09	131.60	604.59	1,128.50	(523.91)
Office Furniture & Equipment Expe	0.00	500.00	(500.00)	1,142.61	3,000.00	(1,857.39)
Travel & Promotion	0.00	70.91	(70.91)	0.00	425.50	(425.50)
Training Expense	0.00	64.66	(64.66)	187.44	388.00	(200.56)
Credit Checking	52.54	100.00	(47.46)	350.28	600.00	(249.72)
Total Other Project Expenses	\$ 1,218.35	\$ 1,791.73	\$ (573.38)	\$ 6,459.41	\$ 10,750.50	\$ (4,291.09)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.16	\$.01	\$ 15,625.02	\$ 15,625.00	\$.02
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 6,480.00	\$ 6,480.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	15,000.00	15,000.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.16	\$.01	\$ 37,105.02	\$ 37,105.00	\$.02
Total Expenses	\$ 65,112.18	\$ 59,263.00	\$ 5,849.18	\$ 299,727.37	\$ 355,578.00	\$ (55,850.63)
Authorized Reserve - Other	\$ 0.00	\$ 12,433.34	\$ (12,433.34)	\$ 0.00	\$ 74,600.00	\$ (74,600.00)
Pending Reserves	2,221.84	0.00	2,221.84	2,221.84	0.00	2,221.84
Total Authorized Reserves	\$ 2,221.84	\$ 12,433.34	\$ (10,211.50)	\$ 2,221.84	\$ 74,600.00	\$ (72,378.16)

Walker Commons June 2023



Separate Variance Report Explaining budget differences and expenditures.

Updates:

Walker Commons currently has one vacant. No move-ins and one move-out during the month of June.

Vacancies:

- **Unit #33** – Unit market ready. Working on Applicants. Having a hard time finding an applicant to pay for the 60% rent.

All June rent was collected. July rent collection in process.

The repair/replacement of exterior posts is complete. Upon removal of the bases for replacement it was found that the entire post was dry-rotted and had to be replaced. Additional posts replaced at units: 4, 6, 8, 9, 10, 17, 20 and 30. The additional work increased the price from \$8,400 to \$14,850.

Estimates are still in process to install automatic lock/unlock system for the community room and laundry room. The plan is to focus on this project this month.

The full time maintenance technician position has been filled. Start date is July 10th. We are very excited to be fully staffed again.

Staff partnered with residents to create new monthly activities and programs. Once the calendar has been finalized it will be shared with all residents.



Walker Commons 550
For the Month Ended June 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 41,308.00	\$ 38,993.00	\$ 2,315.00	\$ 250,017.00	\$ 233,958.00	\$ 16,059.00
Vacancies	(728.00)	(1,169.75)	441.75	(3,918.00)	(7,018.50)	3,100.50
Rent Adjustments	0.00	(44.16)	44.16	(19.74)	(265.00)	245.26
Manager's Unit	(728.00)	(728.00)	0.00	(4,368.00)	(4,368.00)	0.00
Total Tenant Rent	\$ 39,852.00	\$ 37,051.09	\$ 2,800.91	\$ 241,711.26	\$ 222,306.50	\$ 19,404.76
Other Project Income:						
Laundry Income	\$ 322.32	\$ 341.09	\$ (18.77)	\$ 1,525.47	\$ 2,046.50	\$ (521.03)
Interest Income	0.00	6.09	(6.09)	67.09	36.50	30.59
Restricted Reserve Interest Incom	0.00	0.00	0.00	157.70	0.00	157.70
Late Charges	0.00	4.16	(4.16)	206.00	25.00	181.00
Other Tenant Income	\$ 0.00	\$ 123.75	\$ (123.75)	\$ 809.00	\$ 742.50	\$ 66.50
Other Project Income	\$ 322.32	\$ 475.09	\$ (152.77)	\$ 2,765.26	\$ 2,850.50	\$ (85.24)
Total Project Income	\$ 40,174.32	\$ 37,526.18	\$ 2,648.14	\$ 244,476.52	\$ 225,157.00	\$ 19,319.52
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 3,272.51	\$ 13,672.93	\$ (10,400.42)	\$ 44,952.29	\$ 82,037.50	\$ (37,085.21)
Utilities (From Pg 2)	2,858.93	4,355.00	(1,496.07)	17,797.87	26,130.00	(8,332.13)
Administrative (From Pg 2)	8,127.41	7,340.66	786.75	40,408.67	44,044.00	(3,635.33)
Taxes & Insurance (From Pg 2)	1,653.67	1,720.93	(67.26)	10,148.67	10,325.50	(176.83)
Other Taxes & Insurance (Fr Page	1,389.59	3,255.64	(1,866.05)	9,132.97	19,534.00	(10,401.03)
Other Project Expenses	939.59	1,073.25	(133.66)	4,283.66	6,439.50	(2,155.84)
Total O&M Expenses	\$ 18,241.70	\$ 31,418.41	\$ (13,176.71)	\$ 126,724.13	\$ 188,510.50	\$ (61,786.37)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 7,500.00	\$ 7,500.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 3,750.00	\$ 3,750.00	\$ 0.00
Transfer - Reserves	933.34	933.34	0.00	5,600.04	5,600.00	.04
Total Mortgage & Owner's Exp.	\$ 2,808.34	\$ 2,808.34	\$ 0.00	\$ 16,850.04	\$ 16,850.00	\$.04
Total Project Expenses	\$ 21,050.04	\$ 34,226.75	\$ (13,176.71)	\$ 143,574.17	\$ 205,360.50	\$ (61,786.33)
Net Profit (Loss)	\$ 19,124.28	\$ 3,299.43	\$ 15,824.85	\$ 100,902.35	\$ 19,796.50	\$ 81,105.85
Other Cash Flow Items:						
Reserve Transfers	\$ 0.00	\$ 0.00	\$ 0.00	\$ (157.70)	\$ 0.00	\$ (157.70)
T & I Transfers	(1,720.00)	0.00	(1,720.00)	(10,334.38)	0.00	(10,334.38)
Operating - MMKT- FFB*	0.00	0.00	0.00	(52.71)	0.00	(52.71)

Walker Commons 550
For the Month Ended June 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Security Deposits Held	\$ 0.00	\$ 0.00	\$ 0.00	\$ (300.00)	\$ 0.00	\$ (300.00)
Authorized Reserve - Other	0.00	(3,166.66)	3,166.66	0.00	(19,000.00)	19,000.00
Tenant Receivables	386.00	0.00	386.00	381.00	0.00	381.00
Other Receivables	2,278.67	0.00	2,278.67	6,398.67	0.00	6,398.67
Accounts Payable - Trade	(2,744.16)	0.00	(2,744.16)	(1,352.60)	0.00	(1,352.60)
Accounts Payable Other	0.00	0.00	0.00	(394.00)	0.00	(394.00)
Accrued Interest - City of Chico	1,250.00	0.00	1,250.00	7,500.00	0.00	7,500.00
Accrued Partnership Fees	625.00	0.00	625.00	3,750.00	0.00	3,750.00
Total Other Cash Flow Items	\$ 75.51	\$ (3,166.66)	\$ 3,242.17	\$ 5,438.28	\$ (19,000.00)	\$ 24,438.28
Net Operating Cash Change	<u>\$ 19,199.79</u>	<u>\$ 132.77</u>	<u>\$ 19,067.02</u>	<u>\$ 106,340.63</u>	<u>\$ 796.50</u>	<u>\$ 105,544.13</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 72,386.24	\$ 178,726.87	\$ 106,340.63
Operating - MMKT- FFB*	255,144.80	255,197.51	52.71
Tax & Insurance - FFB	12,989.64	23,324.02	10,334.38
Security Deposit - FFB	20,950.00	20,950.00	0.00
Reserve Acct - FFB	100,746.74	36,429.66	(64,317.08)
Reserve Acct MMKT-FFB*	346,158.60	416,233.42	70,074.82
Payables & Receivables:			
Accounts Payable - Trade	3,348.97	1,996.37	(1,352.60)
Rents Receivable - Current Tenants	177.00	(332.00)	(509.00)
Other Tenant Charges Receivable	81.00	209.00	128.00

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 318.69	\$ 3,474.66	\$ (3,155.97)	\$ 11,917.47	\$ 20,848.00	\$ (8,930.53)
Janitorial/Cleaning Supplies	6.48	110.59	(104.11)	71.83	663.50	(591.67)
Plumbing Repairs	160.00	375.00	(215.00)	160.00	2,250.00	(2,090.00)
Painting & Decorating	21.62	166.66	(145.04)	3,905.84	1,000.00	2,905.84
Repairs & Maintenance - Supply	255.62	1,089.09	(833.47)	2,243.85	6,534.50	(4,290.65)
Repairs & Maintenance - Contract	368.00	1,250.00	(882.00)	5,223.99	7,500.00	(2,276.01)
Grounds Maintenance	1,700.00	1,908.34	(208.34)	10,600.00	11,450.00	(850.00)
Pest Control Service	249.00	333.34	(84.34)	1,494.00	2,000.00	(506.00)
Fire/Alarm Services	0.00	276.75	(276.75)	917.50	1,660.50	(743.00)
Capital Improvements - Other	0.00	2,481.50	(2,481.50)	2,460.00	14,889.00	(12,429.00)
Capital Improvements - Flooring	0.00	700.00	(700.00)	3,005.00	4,200.00	(1,195.00)
Capital Improvements - Appliance	0.00	425.00	(425.00)	0.00	2,550.00	(2,550.00)
Capital Improvements - HVAC Repl	0.00	544.50	(544.50)	2,106.58	3,267.00	(1,160.42)

Walker Commons 550
For the Month Ended June 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Carpet Cleaning	\$ 0.00	\$ 70.84	\$ (70.84)	\$ 0.00	\$ 425.00	\$ (425.00)
HVAC Repairs	0.00	200.00	(200.00)	0.00	1,200.00	(1,200.00)
Cable Service	193.10	66.66	126.44	579.30	400.00	179.30
Tenant Services	0.00	200.00	(200.00)	266.93	1,200.00	(933.07)
Total Maint. & Operating Exp.	\$ 3,272.51	\$ 13,672.93	\$ (10,400.42)	\$ 44,952.29	\$ 82,037.50	\$ (37,085.21)
Utilities:						
Electricity	\$ 719.12	\$ 713.34	\$ 5.78	\$ 3,071.66	\$ 4,280.00	\$ (1,208.34)
Water	893.21	775.00	118.21	3,633.24	4,650.00	(1,016.76)
Sewer	946.18	2,178.91	(1,232.73)	6,699.18	13,073.50	(6,374.32)
Heating Fuel/Other	62.42	177.50	(115.08)	2,088.19	1,065.00	1,023.19
Garbage & Trash Removal	238.00	510.25	(272.25)	2,305.60	3,061.50	(755.90)
Total Utilities	\$ 2,858.93	\$ 4,355.00	\$ (1,496.07)	\$ 17,797.87	\$ 26,130.00	\$ (8,332.13)
Administrative:						
Manager's Salary	\$ 4,702.41	\$ 3,565.66	\$ 1,136.75	\$ 19,858.67	\$ 21,394.00	\$ (1,535.33)
Management Fees	2,800.00	2,800.00	0.00	16,800.00	16,800.00	0.00
Bad Debt Expense	0.00	208.34	(208.34)	0.00	1,250.00	(1,250.00)
Auditing	625.00	625.00	0.00	3,750.00	3,750.00	0.00
Legal	0.00	125.00	(125.00)	0.00	750.00	(750.00)
Other Administrative Expenses	0.00	16.66	(16.66)	0.00	100.00	(100.00)
Total Administrative Expense	\$ 8,127.41	\$ 7,340.66	\$ 786.75	\$ 40,408.67	\$ 44,044.00	\$ (3,635.33)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 10.59	\$ (10.59)	\$ 0.00	\$ 63.50	\$ (63.50)
Property Insurance	1,653.67	1,710.34	(56.67)	10,148.67	10,262.00	(113.33)
Total Taxes & Insurance Expense	\$ 1,653.67	\$ 1,720.93	\$ (67.26)	\$ 10,148.67	\$ 10,325.50	\$ (176.83)
Other Taxes & Insurance:						
Payroll Taxes	\$ 366.43	\$ 617.91	\$ (251.48)	\$ 2,950.46	\$ 3,707.50	\$ (757.04)
Other Taxes, Fees & Permits	(86.94)	295.91	(382.85)	374.99	1,775.50	(1,400.51)
Bond Premiums	0.00	23.25	(23.25)	0.00	139.50	(139.50)
Worker's Compensation Insurance	167.36	542.41	(375.05)	1,082.55	3,254.50	(2,171.95)
Personnel Medical Insurance	942.74	1,776.16	(833.42)	4,724.97	10,657.00	(5,932.03)
Total Other Taxes & Insurance	\$ 1,389.59	\$ 3,255.64	\$ (1,866.05)	\$ 9,132.97	\$ 19,534.00	\$ (10,401.03)
Other Project Expenses						
Telephone & Answering Service	\$ 368.89	\$ 223.00	\$ 145.89	\$ 1,330.21	\$ 1,338.00	\$ (7.79)
Internet Service	143.90	197.00	(53.10)	431.70	1,182.00	(750.30)
Advertising	20.00	16.66	3.34	20.00	100.00	(80.00)
Water/Coffee Service	0.00	2.09	(2.09)	31.98	12.50	19.48
Office Supplies & Expense	373.38	325.00	48.38	1,568.04	1,950.00	(381.96)
Postage	33.42	81.00	(47.58)	172.72	486.00	(313.28)

Walker Commons 550
For the Month Ended June 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Toner/Copier Expense	\$ 0.00	\$ 110.34	\$ (110.34)	\$ 214.09	\$ 662.00	\$ (447.91)
Office Furniture & Equipment Expe	0.00	0.00	0.00	298.47	0.00	298.47
Travel & Promotion	0.00	33.34	(33.34)	0.00	200.00	(200.00)
Training Expense	0.00	43.16	(43.16)	187.44	259.00	(71.56)
Credit Checking	0.00	41.66	(41.66)	29.01	250.00	(220.99)
Total Other Project Expenses	\$ 939.59	\$ 1,073.25	\$ (133.66)	\$ 4,283.66	\$ 6,439.50	\$ (2,155.84)
Lease Up Expenses						
Total Lease Up Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 7,500.00	\$ 7,500.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 3,750.00	\$ 3,750.00	\$ 0.00
Transfer - Reserves	933.34	933.34	0.00	5,600.04	5,600.00	.04
Total Mortgage & Owner's Exp.	\$ 2,808.34	\$ 2,808.34	\$ 0.00	\$ 16,850.04	\$ 16,850.00	\$.04
Total Expenses	\$ 21,050.04	\$ 34,226.75	\$ (13,176.71)	\$ 143,574.17	\$ 205,360.50	\$ (61,786.33)
Authorized Reserve - Other	\$ 0.00	\$ 3,166.66	\$ (3,166.66)	\$ 0.00	\$ 19,000.00	\$ (19,000.00)
	\$ 0.00	\$ 3,166.66	\$ (3,166.66)	\$ 0.00	\$ 19,000.00	\$ (19,000.00)



GRIDLEY SPRINGS July 2023

Property Status:

1. GS1 is 100% occupied with Zero notices to vacate.
2. GS2 is 100% occupied with Zero notices to vacate.
3. Both properties just has their HUD Section 8(voucher) physical inspections with no issues for either property.
4. Annual Tree service for both properties is scheduled for this month.

Sincerely,
Mac Upshaw



DHI GRIDLEY SPRINGS I
As of
June 30, 2023

<i>CASH SUMMARY - Operating Account</i>	JUNE		6 months YTD	
	2023	%	2023	%
Total Rent Revenue	25,861.00	100.00%	151,309.60	100.00%
Vacancies	0.00	0.00%	(2,309.00)	-1.53%
Net Rental Revenue	25,861.00	100.00%	149,000.60	98.47%
Other Income	560.60	2.17%	4,015.11	2.65%
Total Revenue	26,421.60	102.17%	153,015.71	101.13%
Expenses:				
Administrative Expenses	4,924.98	19.04%	39,501.01	26.11%
Utilities	2,667.82	10.32%	16,130.32	10.66%
Operating & Maintenance	6,094.43	23.57%	31,738.28	20.98%
Depreciation and Amortization Expense	0.00	0.00%	0.00	0.00%
Taxes & Insurance	773.71	2.99%	5,133.57	3.39%
Total Expenses	14,460.94	52.93%	92,503.18	42.26%
Net Operating Income	11,960.66	33.88%	60,512.53	31.64%
Interest and Finance Expense	1,275.52	4.93%	7,684.23	5.08%
Replacement Costs	1,442.49	5.58%	7,132.92	4.71%
Net Cash Flow from Operations	9,242.65		45,695.38	
Plus (Minus)				
Interest Income	(65.55)		(243.40)	
Unpaid Rent Collected (Owed)	(1,125.00)		(1,400.00)	
Unpaid Subsidy Rent Collected (Owed)	585.00		(12,168.02)	
Prepaid Expenses	0.00		0.00	
Impound/Escrow Funds	(3,823.31)		(22,941.69)	
Prepaid Rent Received (Absorbed)	16.00		47.00	
Security Deposits Received (Refunded)	206.25		1,240.75	
Mortgage Principle payment	(2,720.67)		(16,297.42)	
Net Cash Increase (Decrease)	2,315.37		(6,067.40)	
Beginning of Period Cash Balance	23,071.03		31,520.80	
Owner Contribution	0.00		0.00	
Transfer from (to) Savings	0.00		0.00	
Transfer From (To) Impound Account	0.00		0.00	
Transfer from (to) Security account	(375.98)		(442.98)	
Ending Cash Balance - Operating Account	\$25,010.42		\$25,010.42	
- Security Deposit Accounts			\$18,265.35	
- USDA Reserves			\$93,179.15	

<i>TENANT RECEIVABLES</i>	Current Month	<i>UNIT STATUS</i>	Current Month
Rent and Rent Related Receivables		Total Units	32
Balance at Beginning of Month	5,548.00	Vacant units at beginning of month	0
Uncollected (Collected) During Month	1,125.00	Plus Units vacated during month	0
Written off to Bad Debts	0.00	Less move ins and deposits to hold	0
Balance at End of Month	<u>\$6,673.00</u>	Vacant units at end of month	<u>0</u>
Move out Repairs, Cleaning & Legal Fees, etc.			
Balance at Beginning of Month	0.00		
Uncollected (Collected) During Month	0.00		
Written off to Bad Debts	0.00		
Balance at End of Month	<u>\$0.00</u>		

Balance Sheet
DHI GRIDLEY SPRINGS I
As of
June 30, 2023

***** ASSETS *****

Petty Cash	250.00	
Cash - Operating	25,010.42	
Cash - USDA Reserve	93,179.15	
Cash - Security Deposit Account	18,265.35	
Cash - Charles Schwab-Transition Reserve	76,634.00	
Cash - Charles Schwab-Operating Deficit	112,309.00	
Cash - First Republic Distribution	725.00	
Cash - Charles Schwab #2285	10,159.00	
Cash - Charles Schwab #5750	10,159.00	
Total Cash		346,690.92

ACCOUNTS RECEIVABLE

Tenant Rent Receivable	6,673.00	
Tenant Subsidy Rent Receivable	12,168.02	
Accounts Receivable	4,180.00	
Total Accounts Receivable		23,021.02

OTHER CURRENT ASSETS

Prepaid Expenses	5,486.32	
Reserve Escrow (Bonneville-USDA Fee)	4,062.55	
Reserve Escrow (Bonneville-Insurance)	24,480.56	
Reserve Escrow (Bonneville-Tax Escrow)	5,447.37	
Reserve Escrow (Lewiston-Replacement Res)	80,818.57	
Reserve Escrow (Lewiston CD-Replacement Res)	158,243.00	
Total Other Assets		278,538.37
Total Current Assets		648,250.31

CAPITAL IMPROVEMENTS

Land	149,957.00	
Building	3,137,787.00	
Improvements	165,810.00	
Furniture and Equipment	381,682.00	
Accumulated Depreciation	(1,105,489.00)	
Tangible Assets: Acquisition	20,129.00	
Accumulated Amortization	(10,735.00)	
Debt Issuance Costs	66,675.00	
Accumulated Amortization-Debt Issuance	(11,114.00)	
Total Fixed Assets		2,794,702.00
TOTAL ASSETS		3,442,952.31

***** LIABILITIES *****

Short Term Liabilities

Accrued Management GP fee	3,200.00	
Accrued Interest to the City of Gridley loan	423,800.00	
Accrued Interest	4,014.00	
Accrued Rptng/PTR Management	3,076.00	
Security Deposit Liability	18,265.35	
Prepaid Rent	147.00	
Total Current Liabilities		452,502.35

Long Term Liabilities

Note Payable - Bonneville	319,761.14	
Note Payable - USDA	977,545.08	
Note Payable - Gridley	12,040.00	
Note Payable - City of Gridley	2,080,000.00	
Total Long Term Liabilities		3,389,346.22
Total Liabilities		3,841,848.57

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

Partner's Equity	926,183.91	
Partner's Equity	(20,000.00)	
AGP Cash Flow Distributions	80,159.00	
MGP Cash Flow Distributions	(80,159.00)	
Retained Earnings	(1,267,418.55)	
Owner Contribution/Distribution	(83,357.00)	
Current Year Net Income (Loss)	45,695.38	
Total Equity		(398,896.26)
Total Liabilities & Equity		3,442,952.31

Income Statement
DHI GRIDLEY SPRINGS I
As of
June 30, 2023

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
*** REVENUES ***						
Rent Revenue - Gross Potential						
Apartment Rents	11,525.00	25,105.00	(13,580.00)	65,256.60	150,630.00	(85,373.40)
Tenant Assistance Payments	14,336.00	0.00	14,336.00	86,053.00	0.00	86,053.00
Total Revenue	25,861.00	25,105.00	756.00	151,309.60	150,630.00	679.60
Apartment Vacancies	0.00	(484.00)	484.00	(2,309.00)	(2,906.00)	597.00
Total Vacancies	0.00	(484.00)	484.00	(2,309.00)	(2,906.00)	597.00
NET RENTAL REVENUE	25,861.00	24,621.00	1,240.00	149,000.60	147,724.00	1,276.60
Interest Income-Other Cash	54.99	3.00	51.99	204.22	18.00	186.22
Interest Income-Sec Deposits	10.56	4.00	6.56	39.18	25.00	14.18
Total Financial Revenue	65.55	7.00	58.55	243.40	43.00	200.40
Misc Tenant Charges/Damages & Cleaning	128.00	0.00	128.00	787.17	0.00	787.17
NSF and Late Fee Income	0.00	13.00	(13.00)	758.00	75.00	683.00
Other Income/Application Fee	0.00	0.00	0.00	128.00	0.00	128.00
Laundry Revenue	367.05	390.00	(22.95)	2,098.54	2,343.00	(244.46)
Total Other Revenue	495.05	403.00	92.05	3,771.71	2,418.00	1,353.71
TOTAL REVENUE	26,421.60	25,031.00	1,390.60	153,015.71	150,185.00	2,830.71
*** EXPENSES ***						
Administrative Expenses						
Advertising and Promotions	0.00	0.00	0.00	0.00	0.00	0.00
Rent Concessions	0.00	0.00	0.00	0.00	0.00	0.00
Credit Reports	0.00	0.00	0.00	104.00	0.00	104.00
Uniforms	0.00	0.00	0.00	0.00	0.00	0.00
IT Support Services	171.00	171.00	0.00	1,026.00	1,026.00	0.00
Telephone & Answering Service	81.92	52.00	29.92	497.23	314.00	183.23
USDA 538 Boneville Fee/Surcharges	0.00	0.00	0.00	0.00	0.00	0.00
USDA 515 MINC Fee/Surcharges	0.00	0.00	0.00	0.00	0.00	0.00
Postage and Mailing	74.57	0.00	74.57	94.46	0.00	94.46
Administrative Expenses	0.00	0.00	0.00	992.00	0.00	992.00
Office Supplies/Expenses	21.60	217.00	(195.40)	1,182.87	1,300.00	(117.13)
Dues and Subscriptions	0.00	0.00	0.00	85.71	0.00	85.71
Management Fee	2,368.00	2,294.00	74.00	13,616.00	13,764.00	(148.00)
Manager Salaries	2,207.89	2,278.00	(70.11)	12,287.39	13,666.00	(1,378.61)
Education/Registration Fees	0.00	250.00	(250.00)	142.85	1,500.00	(1,357.15)
Legal Expense	0.00	92.00	(92.00)	722.50	550.00	172.50
Auditing Fees	0.00	500.00	(500.00)	8,750.00	3,000.00	5,750.00
Accounting Services	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Expenses	4,924.98	5,854.00	(929.02)	39,501.01	35,120.00	4,381.01
Utility Expenses						
Electricity	454.36	783.00	(328.64)	2,680.42	4,700.00	(2,019.58)
Water	355.28	439.00	(83.72)	1,536.34	2,636.00	(1,099.66)
Gas	0.00	38.00	(38.00)	683.87	225.00	458.87
Sewer	1,120.10	680.00	440.10	6,869.51	4,078.00	2,791.51
Garbage and Trash Removal	738.08	624.00	114.08	4,360.18	3,742.00	618.18
Total Utility Expenses	2,667.82	2,564.00	103.82	16,130.32	15,381.00	749.32
Operating & Maintenance Expense						
Rec Room Cleaning and Supplies	0.00	0.00	0.00	0.00	0.00	0.00
Clean/Repair Apartment	0.00	0.00	0.00	678.00	0.00	678.00
Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	0.00
Exterminating Contract	100.00	0.00	100.00	900.00	0.00	900.00
Tree Service	0.00	0.00	0.00	0.00	0.00	0.00
Grounds Maintenance and Supplies	0.00	417.00	(417.00)	1,520.16	2,500.00	(979.84)
Grounds Contract	1,180.56	1,355.00	(174.44)	6,361.12	8,127.00	(1,765.88)
Maintenance Personnel	2,207.89	2,278.00	(70.11)	12,479.38	13,666.00	(1,186.62)
Repair Materials	282.99	304.00	(21.01)	1,331.25	1,825.00	(493.75)
Repair Contract/Vendor Labor	0.00	233.00	(233.00)	0.00	1,400.00	(1,400.00)
Electrical Repair/Supplies	0.00	0.00	0.00	0.00	0.00	0.00
HVAC Repair and Maintenance	1,974.20	0.00	1,974.20	2,172.20	0.00	2,172.20
Appliance Repair and Maintenance	128.82	0.00	128.82	242.64	0.00	242.64
Plumbing Repair and Supplies	0.00	0.00	0.00	3,002.42	0.00	3,002.42
Interior Painting and Supplies	0.00	92.00	(92.00)	2,831.14	550.00	2,281.14
Gas, Oil and Mileage	0.00	0.00	0.00	0.00	0.00	0.00
Equipment Leasing	0.00	0.00	0.00	0.00	0.00	0.00
Fire Protection Equipment	219.97	0.00	219.97	219.97	0.00	219.97
Total Operating & Maint Expenses	6,094.43	4,679.00	1,415.43	31,738.28	28,068.00	3,670.28

Income Statement
DHI GRIDLEY SPRINGS I
As of
June 30, 2023

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
Taxes & Insurance Expenses						
Property Taxes	0.00	0.00	0.00	(719.06)	940.00	(1,659.06)
Payroll Taxes	399.69	479.00	(79.31)	2,892.97	2,876.00	16.97
Misc Taxes & Licenses	0.00	850.00	(850.00)	800.00	5,100.00	(4,300.00)
Property & Liability Insurance	0.00	1,317.00	(1,317.00)	0.00	7,900.00	(7,900.00)
Worker's Compensation	188.57	221.00	(32.43)	1,064.05	1,326.00	(261.95)
Health/Dental Insurance	185.45	463.00	(277.55)	1,095.61	2,780.00	(1,684.39)
Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Total Taxes & Insurance Expenses	773.71	3,330.00	(2,556.29)	5,133.57	20,922.00	(15,788.43)
TOTAL EXPENSES	14,460.94	16,427.00	(1,966.06)	92,503.18	99,491.00	(6,987.82)
NET OPERATING INCOME (LOSS)	11,960.66	8,604.00	3,356.66	60,512.53	50,694.00	9,818.53
Interest & Finance Expense						
Mortgage Interest	1,240.52	2,352.00	(1,111.48)	7,464.23	14,112.00	(6,647.77)
General Partner Fee	0.00	2,700.00	(2,700.00)	0.00	16,200.00	(16,200.00)
Bank Fees	35.00	0.00	35.00	220.00	0.00	220.00
Total Interest & Finance Expense	1,275.52	5,052.00	(3,776.48)	7,684.23	30,312.00	(22,627.77)
OPERATING PROFIT (LOSS)	10,685.14	3,552.00	7,133.14	52,828.30	20,382.00	32,446.30
Replacements						
Roofing/Paving/Exterior	0.00	0.00	0.00	3,157.20	0.00	3,157.20
Appliance Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Drapery and Blind Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Carpet/ Flooring Replacement	550.00	833.00	(283.00)	2,465.00	5,000.00	(2,535.00)
HVAC Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Plumbing Replacement	0.00	0.00	0.00	526.32	0.00	526.32
Glass Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Furniture and Equipment Replacement	892.49	0.00	892.49	984.40	0.00	984.40
Door & Screen Repair/ Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Total Cost of Replacements	1,442.49	833.00	609.49	7,132.92	5,000.00	2,132.92
NET CASH FLOW FROM OPERATIONS	9,242.65	2,719.00	6,523.65	45,695.38	15,382.00	30,313.38

1200 Park Avenue Apartments June 2023



Separate Variance Report explaining budget differences and expenditures.

Updates:

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

Vacancies:

- **Unit #215** Unit close to market ready and applicant close to an approval.
- **Unit #227** currently working on this unit. Working on applicants
- **Unit #136** heavy turn - will need flooring, kitchen and bathroom cabinets, countertops, all blinds, fridge and maybe a new range.
- **Unit #323** new move out 06/30/23

Upcoming Vacancies:

- **Unit #237** Eviction in process.

Past Due Balances:

- **Unit #237** – Balance \$5,715. File sent to legal. Resident currently working with legal aid to pay a half of her balance up front and a monthly payment plan in exchange for an agreement to continue her residency.

To date several July rent payments are outstanding as it is early in the month.

The stucco vendor (Elijah Voshev), referred by Jamboree, was able to visit the property. The feedback from the vendor is that the building is missing vital drainage components which is causing the majority of issues. The vendor also states the buildings are missing weep screed flashing at all horizontal wall to ceiling transitions potentially causing future failures. At this time his team is overloaded and the crack repair job may turn into a project they are not ready for. They will let us know if they are able to do the job later on.



The recruitment for a full-time property manager is still in process. Resumes for candidates with experience and the skills necessary have been limited. The part time Assistant Manager is covering the day to day operations, with the support of the Regional Manager.


The landscaper installed new plants/flowers along the front of Park Avenue. Staff emailed pictures/names of the plants to be installed on the bare corner of 13th. Before and after pictures will be provided.

It is time to schedule the annual window cleaning of all common areas and upper level windows. Once an estimate is approved, work will be scheduled.

We have created the monthly calendar for the PM to list the monthly activities. Once all activity is entered for each month, the calendar will be posted and distributed.

July 2023


Sunday Monday Tuesday Wednesday Thursday Friday Saturday



JUNE						
		1	2	3		
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

AUGUST						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SEPTEMBER						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

2	3	 Independence Day HOLIDAY	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Park Avenue 569
For the Month Ended June 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 87,052.00	\$ 92,602.00	\$ (5,550.00)	\$ 521,764.00	\$ 555,612.00	\$ (33,848.00)
Vacancies	(2,590.00)	(2,778.09)	188.09	(12,749.00)	(16,668.50)	3,919.50
Rent Adjustments	(10.00)	0.00	(10.00)	17.16	0.00	17.16
Manager's Unit	(912.00)	(912.00)	0.00	(5,472.00)	(5,472.00)	0.00
Total Tenant Rent	\$ 83,540.00	\$ 88,911.91	\$ (5,371.91)	\$ 503,560.16	\$ 533,471.50	\$ (29,911.34)
Other Project Income:						
Laundry Income	\$ 1,000.00	\$ 819.50	\$ 180.50	\$ 3,000.00	\$ 4,917.00	\$ (1,917.00)
Interest Income	0.00	0.00	0.00	14.94	0.00	14.94
Restricted Reserve Interest Incom	0.00	16.41	(16.41)	75.40	98.50	(23.10)
Late Charges	140.00	41.66	98.34	746.00	250.00	496.00
Other Tenant Income	\$ 556.00	\$ 350.00	\$ 206.00	\$ 3,161.23	\$ 2,100.00	\$ 1,061.23
Miscellaneous Income	\$ 0.00	\$ 12.50	\$ (12.50)	\$ 705.50	\$ 75.00	\$ 630.50
Other Project Income	\$ 1,696.00	\$ 1,240.07	\$ 455.93	\$ 7,703.07	\$ 7,440.50	\$ 262.57
Total Project Income	\$ 85,236.00	\$ 90,151.98	\$ (4,915.98)	\$ 511,263.23	\$ 540,912.00	\$ (29,648.77)
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 18,906.87	\$ 17,410.27	\$ 1,496.60	\$ 102,427.65	\$ 104,461.50	\$ (2,033.85)
Utilities (From Pg 2)	7,652.86	12,597.89	(4,945.03)	47,535.86	75,587.50	(28,051.64)
Administrative (From Pg 2)	11,118.03	12,243.59	(1,125.56)	66,228.80	73,461.50	(7,232.70)
Taxes & Insurance (From Pg 2)	4,689.50	6,618.18	(1,928.68)	35,697.33	39,709.00	(4,011.67)
Other Taxes & Insurance (Fr Page	2,341.49	4,217.09	(1,875.60)	14,648.49	25,302.50	(10,654.01)
Other Project Expenses	1,557.86	1,948.89	(391.03)	9,507.86	11,693.50	(2,185.64)
Total O&M Expenses	\$ 46,266.61	\$ 55,035.91	\$ (8,769.30)	\$ 276,045.99	\$ 330,215.50	\$ (54,169.51)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,242.49	\$ 26,300.41	\$ (57.92)	\$ 157,454.94	\$ 157,802.50	\$ (347.56)
Managing General Partner Fees	\$ 1,118.09	\$ 1,118.09	\$ 0.00	\$ 6,708.54	\$ 6,708.50	\$.04
Transfer - Reserves	2,675.00	2,675.00	0.00	16,050.00	16,050.00	0.00
Total Mortgage & Owner's Exp.	\$ 30,035.58	\$ 30,093.50	\$ (57.92)	\$ 180,213.48	\$ 180,561.00	\$ (347.52)
Total Project Expenses	\$ 76,302.19	\$ 85,129.41	\$ (8,827.22)	\$ 456,259.47	\$ 510,776.50	\$ (54,517.03)
Net Profit (Loss)	\$ 8,933.81	\$ 5,022.57	\$ 3,911.24	\$ 55,003.76	\$ 30,135.50	\$ 24,868.26
Other Cash Flow Items:						
Reserve Transfers	\$ 0.00	\$ 0.00	\$ 0.00	\$ (56.54)	\$ 0.00	\$ (56.54)
T & I Transfers	(6,490.00)	0.00	(6,490.00)	(38,948.21)	0.00	(38,948.21)

Park Avenue 569
For the Month Ended June 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Operating - MMKT- FFB*	\$ 0.00	\$ 0.00	\$ 0.00	\$ (100,006.73)	\$ 0.00	\$ (100,006.73)
Other Cash Changes	0.00	0.00	0.00	(100.00)	0.00	(100.00)
Security Deposits Held	(900.00)	0.00	(900.00)	(1,500.00)	0.00	(1,500.00)
Authorized Reserve - Other	0.00	(7,660.41)	7,660.41	0.00	(45,962.50)	45,962.50
Pending Reserves	(1,991.30)	0.00	(1,991.30)	(27,809.18)	0.00	(27,809.18)
Tenant Receivables	(3,273.00)	0.00	(3,273.00)	(2,947.79)	0.00	(2,947.79)
Other Receivables	5,314.50	0.00	5,314.50	31,099.33	0.00	31,099.33
Accounts Payable - Trade	5,004.58	0.00	5,004.58	0.00	0.00	0.00
Accrued Interest City of Chico	6,125.00	0.00	6,125.00	36,750.00	0.00	36,750.00
Accrued Local Administration Fee	416.67	0.00	416.67	2,500.02	0.00	2,500.02
Accrued Managing GP Fee	701.42	0.00	701.42	4,208.52	0.00	4,208.52
Accrued Interest Housing Authority	4,922.85	0.00	4,922.85	29,537.10	0.00	29,537.10
Total Other Cash Flow Items	\$ 9,830.72	\$ (7,660.41)	\$ 17,491.13	\$ (67,273.48)	\$ (45,962.50)	\$ (21,310.98)
Net Operating Cash Change	<u>\$ 18,764.53</u>	<u>\$ (2,637.84)</u>	<u>\$ 21,402.37</u>	<u>\$ (12,269.72)</u>	<u>\$ (15,827.00)</u>	<u>\$ 3,557.28</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating - FFB	\$ 142,129.42	\$ 129,859.70	\$ (12,269.72)
Operating - MMKT- FFB*	10,153.81	110,160.54	100,006.73
Tax & Insurance-FFB	3,022.77	41,970.98	38,948.21
Security Deposit - FFB	36,064.00	36,064.00	0.00
Repl Reserves - Berkadia - IMP	357,868.79	373,975.33	16,106.54
Payables & Receivables:			
Accounts Payable - Trade	3,126.97	3,126.97	0.00
Rents Receivable - Current Tenants	3,518.00	6,825.07	3,307.07
Other Tenant Charges Receivable	1,644.78	1,285.50	(359.28)

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 9,751.82	\$ 7,313.34	\$ 2,438.48	\$ 39,064.98	\$ 43,880.00	\$ (4,815.02)
Janitorial/Cleaning Supplies	283.24	318.25	(35.01)	1,973.00	1,909.50	63.50
Plumbing Repairs	1,355.00	191.50	1,163.50	1,655.00	1,149.00	506.00
Painting & Decorating	82.53	223.84	(141.31)	346.52	1,343.00	(996.48)
Repairs & Maintenance - Supply	753.02	1,000.00	(246.98)	5,882.86	6,000.00	(117.14)
Repairs & Maintenance - Contract	1,668.24	2,083.34	(415.10)	13,440.57	12,500.00	940.57
Grounds Maintenance	2,130.00	1,816.66	313.34	11,062.18	10,900.00	162.18
Elevator Maintenance & Contract	0.00	847.34	(847.34)	3,662.00	5,084.00	(1,422.00)
Pest Control Service	227.00	1,000.00	(773.00)	1,362.00	6,000.00	(4,638.00)
Fire/Alarm Services	184.02	773.34	(589.32)	4,432.34	4,640.00	(207.66)

Park Avenue 569
For the Month Ended June 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Security Service	\$ 651.00	\$ 701.00	\$ (50.00)	\$ 3,882.00	\$ 4,206.00	\$ (324.00)
Capital Improvements - Other	0.00	0.00	0.00	343.26	0.00	343.26
Capital Improvements - Flooring	0.00	0.00	0.00	9,725.28	0.00	9,725.28
Capital Improvements - Water Heat	851.81	0.00	851.81	1,649.49	0.00	1,649.49
Carpet Cleaning	770.00	891.66	(121.66)	1,240.00	5,350.00	(4,110.00)
HVAC Repairs	0.00	125.00	(125.00)	1,038.00	750.00	288.00
Cable Service	0.00	0.00	0.00	1,087.86	0.00	1,087.86
Tenant Services	199.19	125.00	74.19	580.31	750.00	(169.69)
Total Maint. & Operating Exp.	\$ 18,906.87	\$ 17,410.27	\$ 1,496.60	\$ 102,427.65	\$ 104,461.50	\$ (2,033.85)
Utilities:						
Electricity	\$ 3,804.79	\$ 6,182.41	\$ (2,377.62)	\$ 23,448.96	\$ 37,094.50	\$ (13,645.54)
Water	995.20	1,037.91	(42.71)	4,217.72	6,227.50	(2,009.78)
Sewer	1,785.07	4,081.66	(2,296.59)	10,272.93	24,490.00	(14,217.07)
Heating Fuel/Other	116.24	416.91	(300.67)	3,326.89	2,501.50	825.39
Garbage & Trash Removal	951.56	879.00	72.56	6,269.36	5,274.00	995.36
Total Utilities	\$ 7,652.86	\$ 12,597.89	\$ (4,945.03)	\$ 47,535.86	\$ 75,587.50	\$ (28,051.64)
Administrative:						
Manager's Salary	\$ 4,450.03	\$ 5,857.34	\$ (1,407.31)	\$ 28,892.94	\$ 35,144.00	\$ (6,251.06)
Management Fees	5,350.00	5,350.00	0.00	32,100.00	32,100.00	0.00
Bad Debt Expense	693.00	208.34	484.66	842.00	1,250.00	(408.00)
Auditing	625.00	625.00	0.00	3,750.00	3,750.00	0.00
Legal	0.00	177.91	(177.91)	625.00	1,067.50	(442.50)
Other Administrative Expenses	0.00	25.00	(25.00)	18.86	150.00	(131.14)
Total Administrative Expense	\$ 11,118.03	\$ 12,243.59	\$ (1,125.56)	\$ 66,228.80	\$ 73,461.50	\$ (7,232.70)
Taxes & Insurance Reserve For:						
Special Assessments	\$ 0.00	\$ 26.09	\$ (26.09)	\$ 0.00	\$ 156.50	\$ (156.50)
Property Insurance	4,571.00	6,461.09	(1,890.09)	34,986.33	38,766.50	(3,780.17)
Other Insurance	118.50	131.00	(12.50)	711.00	786.00	(75.00)
Total Taxes & Insurance Expense	\$ 4,689.50	\$ 6,618.18	\$ (1,928.68)	\$ 35,697.33	\$ 39,709.00	\$ (4,011.67)
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,063.85	\$ 1,166.25	\$ (102.40)	\$ 6,257.37	\$ 6,997.50	\$ (740.13)
Other Taxes, Fees & Permits	(145.90)	233.34	(379.24)	155.08	1,400.00	(1,244.92)
Bond Premiums	0.00	108.75	(108.75)	0.00	652.50	(652.50)
Worker's Compensation Insurance	507.40	982.59	(475.19)	2,483.26	5,895.50	(3,412.24)
Personnel Medical Insurance	916.14	1,726.16	(810.02)	5,752.78	10,357.00	(4,604.22)
Total Other Taxes & Insurance	\$ 2,341.49	\$ 4,217.09	\$ (1,875.60)	\$ 14,648.49	\$ 25,302.50	\$ (10,654.01)
Other Project Expenses						
Telephone & Answering Service	\$ 557.62	\$ 556.00	\$ 1.62	\$ 3,433.21	\$ 3,336.00	\$ 97.21

Park Avenue 569
For the Month Ended June 30, 2023
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Internet Service	\$ 0.00	\$ 355.91	\$ (355.91)	\$ 782.57	\$ 2,135.50	\$ (1,352.93)
Advertising	20.00	0.00	20.00	20.00	0.00	20.00
Water/Coffee Service	100.66	75.00	25.66	645.42	450.00	195.42
Office Supplies & Expense	375.68	433.34	(57.66)	2,460.30	2,600.00	(139.70)
Postage	184.55	87.66	96.89	408.73	526.00	(117.27)
Toner/Copier Expense	241.20	297.91	(56.71)	1,766.71	1,787.50	(20.79)
Office Furniture & Equipment Expe	0.00	0.00	0.00	(435.42)	0.00	(435.42)
Travel & Promotion	38.75	41.66	(2.91)	52.25	250.00	(197.75)
Training Expense	0.00	63.91	(63.91)	187.44	383.50	(196.06)
Credit Checking	39.40	29.16	10.24	186.65	175.00	11.65
Employee Meals	0.00	8.34	(8.34)	0.00	50.00	(50.00)
Total Other Project Expenses	\$ 1,557.86	\$ 1,948.89	\$ (391.03)	\$ 9,507.86	\$ 11,693.50	\$ (2,185.64)
Lease Up Expenses						
Total Lease Up Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,242.49	\$ 26,300.41	\$ (57.92)	\$ 157,454.94	\$ 157,802.50	\$ (347.56)
Managing General Partner Fees	\$ 1,118.09	\$ 1,118.09	\$ 0.00	\$ 6,708.54	\$ 6,708.50	\$.04
Transfer - Reserves	2,675.00	2,675.00	0.00	16,050.00	16,050.00	0.00
Total Mortgage & Owner's Exp.	\$ 30,035.58	\$ 30,093.50	\$ (57.92)	\$ 180,213.48	\$ 180,561.00	\$ (347.52)
Total Expenses	\$ 76,302.19	\$ 85,129.41	\$ (8,827.22)	\$ 456,259.47	\$ 510,776.50	\$ (54,517.03)
Authorized Reserve - Other	\$ 0.00	\$ 7,660.41	\$ (7,660.41)	\$ 0.00	\$ 45,962.50	\$ (45,962.50)
Pending Reserves	1,991.30	0.00	1,991.30	27,809.18	0.00	27,809.18
	\$ 1,991.30	\$ 7,660.41	\$ (5,669.11)	\$ 27,809.18	\$ 45,962.50	\$ (18,153.32)

Monthly Property Summary Report

75 Harvest Park Court

June 2023



**HARVEST
P A R K**

CHICO, CA.
90 UNITS
TAX CREDIT

MONTHLY PROPERTY SUMMARY REPORT

INCOME AND EXPENSE SUMMARY

• Total Operating Income Actual/Month:	\$76,540.99	-\$11,619.80	13.18%
• Total Operating Income Budget/Month:	\$88,160.79		
• Total Operating Income Actual/YTD:	\$498,169.35	-\$32,672.39	6.15%
• Total Operating Income Budget/YTD:	\$530,841.74		
• Total Operating Expenses Actual/Month:	\$44,489.99	-\$8,859.21	21.65%
• Total Operating Expenses Budget/Month:	\$47,250.58		
• Total Operating Expenses Actual/YTD:	\$261,757.86	-\$37,253.67	13.61%
• Total Operating Expenses Budget/YTD:	\$257,176.58		
• Total Net Operating Income Actual/Month:	\$32,051.00	-\$8,859.21	21.65%
• Total Net Operating Income Budget/Month:	\$40,910.21		
• Total Net Operating Income Actual/YTD:	\$236,411.49	-\$37,253.67	13.61%
• Total Net Operating Income Budget/YTD:	\$273,665.16		

BUDGET VARIANCE REPORT

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

June Financials - Expense Variances					
GL / Description	Month Ending 06/30/2023				Comments:
	Actual	Budget	Variance	%	
5220-0000 Vacancies Apartment	\$4,772.00	\$2,281.00	(\$2,491.00)	-109.21%	We have a wave of residents moving out to new construction.
6317-0000 Temporary Services	\$1,000.82	\$0.00	(\$1,000.82)	#DIV/0!	Temp for ground work
6541-0000 Maintenance Supplies	\$2,134.12	\$1,000.00	(\$1,134.12)	-113.41%	Supplies for turns and work orders
6532-0000 Cleaning Contract	\$1,560.66	\$350.00	(\$1,210.66)	-345.90%	Cleaning contract cost due to turns
6562-0000 Decorator Contract Services	\$3,590.00	\$1,500.00	(\$2,090.00)	-139.33%	Vended out paint for turns (4x)

RESIDENT DELINQUENT RENT STATUS

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

Bldg/Unit	Name	Code	Total	Delinquency Comment
07 - 238		RENT	13,870.00	DEL Comment ; Pending lockout date.(07/10/2023;MRadcliff)
01 - 107		RENT	11,910.00	Have not received payment after receiving a 3 day notice to pay or quit. Filing for
03 - 216		RENT	6,334.00	DEL Comment ; Have not received payment since 3 day to pay notice was
03 - 115		RENT	3,067.00	DEL Comment ; Payment Plan in Place.(07/10/2023;MRadcliff)
04 - 225		RENT	2,759.00	DEL Comment ; Payment plan in place.(07/10/2023;MRadcliff)
03 - 215		RENT	2,549.00	DEL Comment ; Payment Plan in Place.(07/10/2023;MRadcliff)
06 - 230		RENT	1,245.00	DEL Comment ; Payment plan in place.(07/10/2023;MRadcliff)
04 - 219		RENT	1,236.00	DEL Comment ; 3 day notice to pay or quit.(07/10/2023;MRadcliff)
03 - 118		RENT	1,183.00	DEL Comment ; Awaiting HUD payment. In review. Pending Move out.
03 - 115		RENT	1,111.00	DEL Comment ; Payment Plan in Place.(07/10/2023;MRadcliff)
07 - 239		RENT	1,000.00	DEL Comment ; Awaiting HUD payment. In review.(07/10/2023;MRadcliff)
01 - 201		RENT	987.00	DEL Comment ; Payment Plan in place.(06/08/2023;MRadcliff)
07 - 139		RENT	909.00	DEL Comment ; 3 day notice to pay or quit.(07/10/2023;MRadcliff)
06 - 132		RENT	847.00	DEL Comment ; Awaiting HUD payment. In review.(07/10/2023;MRadcliff)
02 - 214		RENT	755.00	DEL Comment ; Awaiting HUD payment. In review.(07/10/2023;MRadcliff)
02 - 113		RENT	641.00	DEL Comment ; Awaiting HUD payment. In review.(07/10/2023;MRadcliff)
04 - 123		RENT	533.00	DEL Comment ; Awaiting HUD payment. In review.(07/10/2023;MRadcliff)
07 - 138		RENT	484.00	DEL Comment ; Payment plan in place.(07/10/2023;MRadcliff)
06 - 232		RENT	414.00	DEL Comment ; Past payment in review. Have been paying on
04 - 124		RENT	332.00	Payment was refused due to pending Termination notice for 07/31.
01 - 104		RENT	311.00	DEL Comment ; 3 day notice to pay or quit.(07/10/2023;MRadcliff)
04 - 119		RENT	274.00	DEL Comment ; Awaiting HUD payment. In review.(07/10/2023;MRadcliff)
08 - 141		RENT	244.00	DEL Comment ; Awaiting HUD payment. In review.(07/10/2023;MRadcliff)
04 - 221		RENT	138.00	DEL Comment ; Payment plan in place.(07/10/2023;MRadcliff)

SUMMARY OF CAPITAL EXPENSES AND IMPROVEMENTS

2023 Capital Expenditures:

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

- YTD Actual Capital Improvements Completed \$40,199.00
- YTD Budgeted Capital Improvements Budgeted \$73,409.00

GENERAL PROPERTY ISSUES and HIGHLIGHTS

We ended the month with (4) Vacant Units; (2) Units On-Notice. 98% leased & 96.4% occupied.

Harvest Park - 1649 Budget Comparison June 30, 2023

	Month Ending 06/30/2023				Year to Date 06/30/2023				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
INCOME									
RENTAL INCOME									
5120-0000 - Rental Income	65,643.00	61,512.00	4,131.00	6.71	395,028.00	369,072.00	25,956.00	7.03	738,144.00
5150-0000 - Rental Assistance	19,062.00	23,526.00	(4,464.00)	(18.97)	112,850.00	141,156.00	(28,306.00)	(20.05)	282,312.00
5221-0000 - Gain/(Loss) to Lease	2,810.00	6,225.00	(3,415.00)	(54.85)	13,055.00	37,350.00	(24,295.00)	(65.04)	74,700.00
TOTAL RENTAL INCOME	87,515.00	91,263.00	(3,748.00)	(4.10)	520,933.00	547,578.00	(26,645.00)	(4.86)	1,095,156.00
MISC. INCOME									
5330-0000 - Tenant Services	0.00	25.00	(25.00)	(100.00)	25.00	75.00	(50.00)	(66.66)	125.00
5332-0000 - Application Fees	0.00	0.00	0.00	0.00	990.00	210.00	780.00	371.42	350.00
5385-0000 - Late/Term Fees	350.00	450.00	(100.00)	(22.22)	3,000.00	2,700.00	300.00	11.11	5,400.00
5390-0002 - Damages	5,681.20	300.00	5,381.20	1,793.73	7,376.20	1,800.00	5,576.20	309.78	3,600.00
5341-0000 - Cable Revenue	0.00	0.00	0.00	0.00	2,415.59	2,322.00	93.59	4.03	4,644.00
5341-0001 - Contra Cable Revenue	0.00	0.00	0.00	0.00	0.00	(580.00)	580.00	100.00	(1,160.00)
TOTAL MISC. INCOME	6,031.20	775.00	5,256.20	678.21	13,806.79	6,527.00	7,279.79	111.53	12,959.00
VACANCY LOSS/RENTAL LOSS/BAD DEBT									
5218-0000 - Free Rent-Marketing Concession	(50.00)	(100.00)	50.00	50.00	(300.00)	(600.00)	300.00	50.00	(1,200.00)
5220-0000 - Vacancies Apartment	(4,772.00)	(2,281.00)	(2,491.00)	(109.20)	(13,948.00)	(13,686.00)	(262.00)	(1.91)	(27,372.00)
6370-0000 - Bad Debt	(9,400.00)	(380.21)	(9,019.79)	(2,372.31)	(15,553.00)	(2,281.26)	(13,271.74)	(581.77)	(4,562.52)
6370-0001 - Bad Debt Local Housing Authority	17.59	0.00	17.59	100.00	1,636.36	0.00	1,636.36	100.00	0.00
6370-0004 - Bad Debt-Miscellaneous	(1,689.80)	0.00	(1,689.80)	(100.00)	(1,739.80)	0.00	(1,739.80)	(100.00)	0.00
6539-0002 - Maintenance Staff Rent Free Unit	(1,111.00)	(1,116.00)	5.00	0.44	(6,666.00)	(6,696.00)	30.00	0.44	(13,392.00)
TOTAL VACANCY	(17,005.21)	(3,877.21)	(13,128.00)	(338.59)	(36,570.44)	(23,263.26)	(13,307.18)	(57.20)	(46,526.52)
TOTAL INCOME	76,540.99	88,160.79	(11,619.80)	(13.18)	498,169.35	530,841.74	(32,672.39)	(6.15)	1,061,588.48
EXPENSES									
MANAGEMENT FEES									
6320-0000 - Management Fees	4,050.01	4,392.00	341.99	7.78	24,780.46	26,361.00	1,580.54	5.99	52,719.00
TOTAL MANAGEMENT FEES	4,050.01	4,392.00	341.99	7.78	24,780.46	26,361.00	1,580.54	5.99	52,719.00
REAL ESTATE TAXES									
6710-0000 - Taxes Real Estate	13.39	14.00	0.61	4.35	80.44	84.00	3.56	4.23	168.00
6712-0000 - Taxes Other	0.00	0.00	0.00	0.00	0.00	389.00	389.00	100.00	389.00
TOTAL REAL ESTATE TAXES	13.39	14.00	0.61	4.35	80.44	473.00	392.56	82.99	557.00
INSURANCE									
6720-0000 - Insurance Property	3,423.29	3,325.00	(98.29)	(2.95)	18,942.52	18,648.00	(294.52)	(1.57)	38,598.00
6720-0001 - Misc Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	540.00
6720-0002 - Franchise Tax - Calif Pnps	0.00	0.00	0.00	0.00	800.00	800.00	0.00	0.00	800.00
TOTAL INSURANCE	3,423.29	3,325.00	(98.29)	(2.95)	19,742.52	19,448.00	(294.52)	(1.51)	39,938.00

Harvest Park - 1649 Budget Comparison June 30, 2023

	Month Ending 06/30/2023				Year to Date 06/30/2023				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
UTILITIES EXPENSES									
6430-0000 - Electricity Vacant	0.00	25.00	25.00	100.00	481.25	150.00	(331.25)	(220.83)	300.00
6430-0001 - Employee Unit Utility	137.07	66.00	(71.07)	(107.68)	593.97	396.00	(197.97)	(49.99)	858.00
6440-0000 - Gas/Oil Heat Vacant	0.00	12.50	12.50	100.00	395.65	75.00	(320.65)	(427.53)	150.00
6450-0000 - Electricity	1,123.18	904.00	(219.18)	(24.24)	5,862.84	4,768.00	(1,094.84)	(22.96)	12,174.00
6451-0000 - Water and Sewer	0.00	5,287.00	5,287.00	100.00	20,116.48	27,870.00	7,753.52	27.82	57,667.00
6452-0000 - Natural Gas Heat	17.60	19.00	1.40	7.36	2,067.86	1,461.00	(606.86)	(41.53)	2,550.00
6470-0000 - Rubbish Removal	1,163.64	1,090.00	(73.64)	(6.75)	7,043.93	6,540.00	(503.93)	(7.70)	13,080.00
6470-0001 - Rubbish Removal - Bulk	0.00	200.00	200.00	100.00	62.09	600.00	537.91	89.65	1,000.00
6454-0000 - Utility Processing	0.00	92.00	92.00	100.00	242.98	588.00	345.02	58.67	1,066.00
TOTAL UTILITY EXPENSES	2,441.49	7,695.50	5,254.01	68.27	36,867.05	42,448.00	5,580.95	13.14	88,845.00
PAYROLL									
6310-0000 - Office Payroll	170.05	145.00	(25.05)	(17.27)	2,855.74	870.00	(1,985.74)	(228.24)	1,840.00
6317-0000 - Temporary Services	1,000.82	0.00	(1,000.82)	(100.00)	9,565.75	0.00	(9,565.75)	(100.00)	0.00
6330-0000 - Managers Payroll	7,278.75	7,317.00	38.25	0.52	32,050.49	35,274.00	3,223.51	9.13	72,171.00
6539-0000 - Maintenance Payroll General	5,501.49	5,542.00	40.51	0.73	27,147.61	24,022.00	(3,125.61)	(13.01)	49,183.00
6714-0001 - Taxes-Payroll Administrative	501.20	560.00	58.80	10.50	3,052.51	3,091.00	38.49	1.24	5,915.00
6714-0002 - Taxes-Payroll Maintenance	388.51	424.00	35.49	8.37	2,225.56	2,154.00	(71.56)	(3.32)	4,079.00
6724-0001 - Workers Comp. - Payroll Admin	387.34	550.00	162.66	29.57	2,324.04	2,648.00	323.96	12.23	5,418.00
6724-0002 - Workers Compensation-Payroll Maintenance	352.83	416.00	63.17	15.18	2,116.98	1,806.00	(310.98)	(17.21)	3,698.00
6726-0001 - Health Ins. & Benefits-Payroll Admin	2,738.82	1,667.00	(1,071.82)	(64.29)	9,618.22	9,388.00	(230.22)	(2.45)	18,816.00
6726-0002 - Health Ins. & Benefits-Payroll Maint.	2,046.62	1,321.00	(725.62)	(54.92)	8,618.19	7,361.00	(1,257.19)	(17.07)	14,750.00
TOTAL PAYROLL	20,366.43	17,942.00	(2,424.43)	(13.51)	99,575.09	86,614.00	(12,961.09)	(14.96)	175,870.00
OPERATING & MAINTENANCE EXPENSE									
6462-0000 - Exterminating Contract	960.00	700.00	(260.00)	(37.14)	3,479.00	4,200.00	721.00	17.16	8,400.00
6511-0000 - Security Contract and Repairs	0.00	135.00	135.00	100.00	378.45	270.00	(108.45)	(40.16)	540.00
6521-0000 - Grounds Supplies	370.00	75.00	(295.00)	(393.33)	1,110.00	2,120.00	1,010.00	47.64	2,920.00
6522-0000 - Grounds Contract	2,310.00	2,150.00	(160.00)	(7.44)	14,060.00	12,900.00	(1,160.00)	(8.99)	25,800.00
6541-0000 - Maintenance Supplies	2,134.12	1,000.00	(1,134.12)	(113.41)	6,953.50	6,000.00	(953.50)	(15.89)	12,000.00
6545-0000 - Repairs Contract General	200.00	400.00	200.00	50.00	553.82	2,960.00	2,406.18	81.28	7,310.00
6546-0000 - Repairs Contract Electric	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
6547-0000 - Repairs - Contract - HVAC	514.00	500.00	(14.00)	(2.80)	6,767.00	500.00	(6,267.00)	(1,253.40)	1,500.00
6548-0000 - Repairs - Contract - Plumbing	0.00	750.00	750.00	100.00	0.00	4,030.00	4,030.00	100.00	7,280.00
6552-0000 - Uniforms	0.00	0.00	0.00	0.00	(254.18)	0.00	254.18	100.00	250.00
6581-0000 - Appliance Repair	0.00	210.00	210.00	100.00	799.77	1,260.00	460.23	36.52	2,520.00
6582-0000 - Lock and Key Expense	0.00	100.00	100.00	100.00	0.00	250.00	250.00	100.00	500.00
6586-0000 - Fire and Safety Systems	944.22	775.00	(169.22)	(21.83)	2,461.67	2,550.00	88.33	3.46	5,900.00
6991-0000 - Pool Supplies	251.93	350.00	98.07	28.02	514.36	830.00	315.64	38.02	1,460.00
6992-0000 - Pool Contract	351.70	275.00	(76.70)	(27.89)	2,016.64	1,650.00	(366.64)	(22.22)	3,300.00
TOTAL OPERATING & MAINT. EXPS.	8,035.97	7,520.00	(515.97)	(6.86)	38,840.03	40,120.00	1,279.97	3.19	80,880.00

Harvest Park - 1649
Budget Comparison
June 30, 2023

	Month Ending 06/30/2023				Year to Date 06/30/2023				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
TURNOVER COSTS									
6531-0000 - Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	250.00	250.00	100.00	500.00
6532-0000 - Cleaning Contract	1,560.66	350.00	(1,210.66)	(345.90)	4,770.66	2,100.00	(2,670.66)	(127.17)	4,200.00
6561-0000 - Decorator Supplies	0.00	200.00	200.00	100.00	1,566.39	1,200.00	(366.39)	(30.53)	2,400.00
6562-0000 - Decorator Contract Services	2,590.00	1,500.00	(1,090.00)	(72.66)	2,590.00	1,500.00	(1,090.00)	(72.66)	3,000.00
TOTAL TURNOVER COSTS	4,150.66	2,050.00	(2,100.66)	(102.47)	8,927.05	5,050.00	(3,877.05)	(76.77)	10,100.00
MARKETING									
6210-0000 - Rental Advertising	0.00	55.00	55.00	100.00	116.60	330.00	213.40	64.66	660.00
6212-0000 - Collateral Materials/Brand Identity	0.00	173.58	173.58	100.00	810.75	1,291.48	480.73	37.22	2,332.96
6290-0000 - Miscellaneous Renting Expense	67.50	217.50	150.00	68.96	461.89	985.00	523.11	53.10	1,970.00
6981-0000 - Resident Supplies	0.00	70.00	70.00	100.00	0.00	420.00	420.00	100.00	1,420.00
TOTAL MARKETING	67.50	516.08	448.58	86.92	1,389.24	3,026.48	1,637.24	54.09	6,382.96
ADMINISTRATIVE EXPENSES									
6280-0000 - Credit Reports and Fees	0.00	11.00	11.00	100.00	420.89	66.00	(354.89)	(537.71)	132.00
6311-0000 - Office Expenses	344.13	623.00	278.87	44.76	3,839.14	4,206.10	366.96	8.72	7,434.10
6312-0000 - Copy Machine	37.94	174.00	136.06	78.19	1,013.73	1,044.00	30.27	2.89	2,088.00
6313-0000 - Postage	5.40	25.00	19.60	78.40	146.71	150.00	3.29	2.19	300.00
6316-0000 - Travel/Mileage	(134.82)	120.00	254.82	212.35	1,293.16	1,270.00	(23.16)	(1.82)	2,520.00
6316-0003 - Training	0.00	85.00	85.00	100.00	429.36	785.00	355.64	45.30	1,948.00
6316-0004 - Training - New Employee Orientation	65.55	0.00	(65.55)	(100.00)	515.55	0.00	(515.55)	(100.00)	0.00
6340-0000 - Legal Expense	0.00	1,200.00	1,200.00	100.00	2,354.15	2,400.00	45.85	1.91	2,400.00
6350-0000 - Auditing	0.00	0.00	0.00	0.00	14,076.50	14,080.00	3.50	0.02	14,080.00
6355-0001 - Administrative Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,700.00
6360-0000 - Telephone	1,369.95	1,184.00	(185.95)	(15.70)	5,457.15	7,104.00	1,646.85	23.18	14,208.00
6380-0000 - Advertising - Employees	0.00	0.00	0.00	0.00	450.00	0.00	(450.00)	(100.00)	0.00
6385-0000 - Dues and Memberships	0.00	0.00	0.00	0.00	58.73	775.00	716.27	92.42	1,738.00
6390-0000 - Miscellaneous	0.00	0.00	0.00	0.00	57.72	0.00	(57.72)	(100.00)	211.00
6392-0000 - Bank Charges	195.66	220.00	24.34	11.06	1,135.15	1,320.00	184.85	14.00	2,640.00
6392-0001 - RP Transaction Fees	74.28	154.00	79.72	51.76	484.97	546.00	61.03	11.17	1,016.00
6392-0002 - Paymode Rebates	0.00	0.00	0.00	0.00	(160.09)	(110.00)	50.09	45.53	(267.00)
6392-0003 - Petty Cash Card Rebates	(16.84)	0.00	16.84	100.00	(16.84)	0.00	16.84	100.00	0.00
TOTAL ADMINISTRATIVE EXPENSES	1,941.25	3,796.00	1,854.75	48.86	31,555.98	33,636.10	2,080.12	6.18	53,148.10
TOTAL EXPENSES	44,489.99	47,250.58	2,760.59	5.84	261,757.86	257,176.58	(4,581.28)	(1.78)	508,440.06
NET OPERATING INCOME	32,051.00	40,910.21	(8,859.21)	(21.65)	236,411.49	273,665.16	(37,253.67)	(13.61)	553,148.42
REPLACEMENT RESERVE/OTHER ESCROWS									
1316-0000 - Escrow - Replacement Reserve	2,332.50	2,333.00	0.50	0.02	13,995.00	13,998.00	3.00	0.02	27,996.00
TOTAL REPLACEMENT RESERVE/OTHER ESCROWS	2,332.50	2,333.00	0.50	0.02	13,995.00	13,998.00	3.00	0.02	27,996.00
DEBT SERVICE									

Harvest Park - 1649 Budget Comparison June 30, 2023

	Month Ending 06/30/2023				Year to Date 06/30/2023				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
2320-0000 - Mortgage Payable 1st Mortgage	5,833.34	5,833.00	(0.34)	0.00	34,166.70	34,165.00	(1.70)	0.00	69,163.00
6820-0000 - Interest on Mortgage	10,670.00	10,670.00	0.00	0.00	64,079.38	64,079.00	(0.38)	0.00	127,804.00
6824-0000 - Interest on Mortgage - 4th	1,297.17	1,449.00	151.83	10.47	7,783.02	8,694.00	910.98	10.47	17,388.00
6828-0000 - Service Fee	5,808.72	5,827.00	18.28	0.31	34,947.13	35,038.00	90.87	0.25	69,903.00
TOTAL DEBT SERVICE	23,609.23	23,779.00	169.77	0.71	140,976.23	141,976.00	999.77	0.70	284,258.00
MISCELLANEOUS									
6890-0000 - Miscellaneous Financial Exp	2,916.67	417.00	(2,499.67)	(599.44)	7,250.02	2,502.00	(4,748.02)	(189.76)	5,004.00
6892-0000 - Trustee Fees	283.33	283.00	(0.33)	(0.11)	1,699.98	1,698.00	(1.98)	(0.11)	3,396.00
TOTAL MISCELLANEOUS	3,200.00	700.00	(2,500.00)	(357.14)	8,950.00	4,200.00	(4,750.00)	(113.09)	8,400.00
CAPITAL EXPENDITURES									
1415-0002 - Landscape and Land Improvements	1,200.00	6,000.00	4,800.00	80.00	15,075.00	26,000.00	10,925.00	42.01	26,000.00
1431-0002 - Building Improvements	0.00	0.00	0.00	0.00	8,657.00	6,780.00	(1,877.00)	(27.68)	6,780.00
1440-0002 - Carpet/Flooring	6,576.46	0.00	(6,576.46)	(100.00)	15,384.14	6,000.00	(9,384.14)	(156.40)	14,000.00
1461-0002 - Furniture & Fixtures	0.00	0.00	0.00	0.00	0.00	14,630.00	14,630.00	100.00	14,630.00
1486-0000 - Appliances	0.00	1,000.00	1,000.00	100.00	1,464.76	6,000.00	4,535.24	75.58	12,000.00
TOTAL CAPITAL EXPENDITURES	7,776.46	7,000.00	(776.46)	(11.09)	40,580.90	59,410.00	18,829.10	31.69	73,410.00
MORTGAGOR EXPENSES									
7115-0000 - Non Profit Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
7135-0000 - Asset Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,667.00
7153-0000 - Administration Fee Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,079.00
TOTAL MORTGAGOR EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42,746.00
PROFIT/LOSS	(4,867.19)	7,098.21	(11,965.40)	(168.56)	31,909.36	54,081.16	(22,171.80)	(40.99)	116,338.42
Additional Adjustments to Cash Flow									
Accounts Payable	(6,617.79)	0.00	(6,617.79)	(100.00)	1,065.54	0.00	1,065.54	100.00	0.00
Resident Accounts Receivable	7,598.60	0.00	7,598.60	100.00	1,498.80	0.00	1,498.80	100.00	0.00
Subsidy Accounts Receivable	(2,952.00)	0.00	(2,952.00)	(100.00)	(7,800.00)	0.00	(7,800.00)	(100.00)	0.00
Prepaid Expenses	3,436.68	0.00	3,436.68	100.00	(25,320.44)	0.00	(25,320.44)	(100.00)	0.00
Prepaid Rent	70.41	0.00	70.41	100.00	5,131.64	0.00	5,131.64	100.00	0.00
Net Accruals	740.17	0.00	740.17	100.00	1,894.47	0.00	1,894.47	100.00	0.00
Security Deposits	0.00	0.00	0.00	0.00	(1,384.00)	0.00	(1,384.00)	(100.00)	0.00
Accrued Interest on Deferred Loans	1,297.17	(1,297.00)	2,594.17	200.01	7,783.02	(7,782.00)	15,565.02	200.01	(15,564.00)
Capital Expenditures	0.00	0.00	0.00	0.00	(577.30)	0.00	(577.30)	(100.00)	0.00
Escrow Tax	(13.68)	(14.00)	0.32	2.28	(1.64)	(84.00)	82.36	98.04	(168.00)
Escrow Insurance	(3,035.44)	(3,325.00)	289.56	8.70	22,866.84	(18,648.00)	41,514.84	222.62	(38,598.00)
Total Additional Adjustments to Cash Flow	524.12	(4,636.00)	5,160.12	111.30	5,156.93	(26,514.00)	31,670.93	119.44	(54,330.00)
Total Net Adjusted Cash Flow	(4,343.07)	2,462.21	(6,805.28)	(276.38)	37,066.29	27,567.16	9,499.13	34.45	62,008.42

Harvest Park - 1649
Budget Comparison
 June 30, 2023

	Month Ending 06/30/2023				Year to Date 06/30/2023				Annual
	Actual	Budget	Variance	%	Actual	Budget	Variance	%	Budget
Net Change in Cash from TB	<u>(4,343.07)</u>	<u>0.00</u>	<u>(4,343.07)</u>	<u>100.00</u>	<u>37,066.29</u>	<u>0.00</u>	<u>37,066.29</u>	<u>100.00</u>	<u>0.00</u>
Variance	<u>0.00</u>	<u>(2,462.21)</u>	<u>2,462.21</u>	<u>100.00</u>	<u>0.00</u>	<u>(27,567.16)</u>	<u>27,567.16</u>	<u>100.00</u>	<u>(62,008.42)</u>

Date: 7/7/2023

MEMO

To: Board of Commissions

From: Angie Little, Section 8 Housing Manager

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

Program Statistics for Period Ending	June 2023	June 2022
Number of participants as of last day of the month	35	35
Number of Orientation Briefings	0	0
Number of signed contracts	0	0
Number of Port-In's	0	0
Number of Port-Out's	0	0
Number of Graduates	0	0
Contract Expired	0	0
Number of Terminations	0	0
Number of Voluntary Exits	0	0
Number of Families on FSS Waiting List	15	0
Number of participants with annual income increases (YTD)	0	0
Number of participants with new employment (YTD)	0	0
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	\$127,652.61	\$99,884.31

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 June 2023

Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	6/2023 Enrollment	6/2023 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	11	\$10,126.00	\$26,529.00
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	\$3,200.00	-\$1,574.00
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	\$16,012.00
Totals		\$186,717.00			35			17	\$13,946.00	\$49,967.00

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:07/12/2023

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

**Written authorization given from BCDBH to take any over spent dollars from BHHAP/ASOC to cover BHHAP/Security Deposit

July 14, 2023

MEMO

To: HACB Commissioners

From: Larry Guanzon, Deputy Executive Director

Subject: Agenda Item No. 5.1

Utility Allowances:

- HUD Low Income Public Housing
- Butte County Section 8 Housing Choice Voucher Program
- Butte County Section 8 Housing Choice Voucher Program (High Efficiency)
- Glenn County Section 8 Housing Choice Voucher Program
- Glenn County Section 8 Housing Choice Voucher Program (High Efficiency)
- Gridley Farm Labor Housing
- Other Properties (Chico Commons, Walker Commons, 1200 Park Avenue, Harvest Park, Gridley Springs II)

The HACB has completed annual review of its Utility Allowances (UA's), used for administration of HACB's Public Housing, Section 8 and other rental assistance programs where tenant rent and utility obligations are considered. The 2023/2024 Utility Allowance review was completed under contract by Management Resource Group, Inc. (MRG), using a blended methodology to develop the UA's, combining "engineering-based" and "consumption-based" approaches to arrive at conclusions. Utility Allowances must be reviewed annually, and must be adjusted if there is an increase or decrease of more than 10%.

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

In comparison to last year's UA's, natural gas rates (PG&E) have lowered, with overall electric costs higher. This offset has lowered the UA's compared to last year. Also, area water rates have increased. In Biggs and Gridley, with their own utilities, the picture is the same: electric costs have risen, natural gas rates are lower, and water costs have increased.

For Public Housing Residents only, pursuant to regulation 24CFR 965.502, HACB must provide 60 days' advance notice of the proposed utility allowances implementation.

Following this memo are the proposed Monthly Utility Allowances.

Recommended is a motion to adopt Utility Allowances as proposed for the upcoming 2023/2024-year:

- *effective January 1, 2024 for the Public Housing program;*
- *effective October 1, 2023 for the Section 8 HCV Program;*
- *effective as of October 1, 2023 for Gridley Farm Labor, subject to USDA approval, and,*
- *effective within 90 days of Board approval for Tax Credit properties.*

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA**

UTILITY ALLOWANCE ESTIMATES

FY 2024

CA 43-1A, Gridley				
	Electricity	Natural Gas	Water/Sewer	Total
2 Bedroom	42.00	42.00	85.00	\$ 169.00
3 Bedroom	45.00	50.00	86.00	\$ 181.00
4 Bedroom	49.00	59.00	87.00	\$ 195.00

CA 43-1B, Gridley				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom ADA	50.00	25.00	83.00	\$ 158.00
2 Bedroom	41.00	42.00	85.00	\$ 168.00
3 Bedroom	45.00	50.00	86.00	\$ 181.00
4 Bedroom	49.00	59.00	87.00	\$ 195.00
5 Bedroom	54.00	67.00	88.00	\$ 209.00

CA 43-2A, Biggs				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom ADA	45.00	25.00	129.00	\$ 199.00
2 Bedroom	35.00	42.00	129.00	\$ 206.00
3 Bedroom	39.00	50.00	129.00	\$ 218.00
4 Bedroom	43.00	59.00	129.00	\$ 231.00

CA 43-2B, Biggs				
	Electricity	Natural Gas	Water/Sewer	Total
2 Bedroom	35.00	42.00	129.00	\$ 206.00
3 Bedroom	39.00	50.00	129.00	\$ 218.00

CA 43-3, Chico				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom	51.00	34.00	32.00	\$ 117.00
2 Bedroom	54.00	41.00	35.00	\$ 130.00
3 Bedroom	59.00	48.00	37.00	\$ 144.00
4 Bedroom	66.00	57.00	40.00	\$ 163.00

Note: The Housing Authority of the County of Butte is in the process of installing individual water meters on each apartment. When this has been done, that apartment would be responsible to the water/sewer provider for the billing and an allowance would then be applied.

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA**

UTILITY ALLOWANCE ESTIMATES

FY 2024

CA 43-3, Chico - ADA	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom	67.00	24.00	32.00	\$ 123.00
2 Bedroom	78.00	29.00	35.00	\$ 142.00
3 Bedroom	85.00	34.00	37.00	\$ 156.00

CA 43-4, Gridley	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom	40.00	35.00	83.00	\$ 158.00
2 Bedroom	42.00	42.00	85.00	\$ 169.00
3 Bedroom	45.00	50.00	86.00	\$ 181.00
4 Bedroom	49.00	59.00	87.00	\$ 195.00

CA 43-10, Winston Gardens	Electricity	Natural Gas	Total
1 Bedroom	105.00	21.00	\$ 126.00
2 Bedroom	124.00	25.00	\$ 149.00

CA 43-13, Rhodes Terrace and Shelton Oaks				
	Electricity	Natural Gas	Water/Sewer	Total
2 Bedroom	52.00	37.00	35.00	\$ 124.00
3 Bedroom	58.00	42.00	37.00	\$ 137.00

CA 43-14, Oroville	Electricity	Natural Gas	Water/Sewer	Total
3 Bedroom	59.00	46.00	40.00	\$ 145.00

CA 43-15, Oroville	Electricity	Natural Gas	Water/Sewer	Total
3 Bedroom	59.00	43.00	31.00	\$ 133.00

Note: The Housing Authority of the County of Butte is in the process of installing individual water meters on each apartment. When this has been done, that apartment would be responsible to the water/sewer provider for the billing and an allowance would then be applied.

Utility Allowances Schedule
See Public Reporting and Instructions on back

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

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte Chico Water Area		Single Family						10/01/2023
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	17	21	26	32	37	40	
	Bottled Gas	63	80	96	122	142	154	
	Electric - PG&E	37	41	52	60	69	80	
	Electric - Heat Pump	32	35	45	51	59	68	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	18	21	28	32	37	42	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Chico	20	20	28	27	31	33	
Sewer	Chico	24	24	24	24	24	24	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total	\$		

Utility Allowances Schedule
See Public Reporting and Instructions on back

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

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte Chico Water Area		Manufactured/Mobile Home						10/01/2023
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	16	20	24	30	35	37	
	Bottled Gas	59	75	89	114	132	143	
	Electric - PG&E	35	38	49	56	64	74	
	Electric - Heat Pump	29	33	42	48	55	63	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	17	20	26	30	34	39	
	Evaporative Cooling	3	4	5	5	6	7	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Chico	20	20	28	27	31	33	
Sewer	Chico	24	24	24	24	24	24	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating	\$		
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total	\$		

Utility Allowances Schedule
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U.S. DEPARTMENT OF HOUSING
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Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Chico Water Area		Duplex/Row/Townhouse					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	18	22	27	32	34	
	Bottled Gas	54	68	82	104	121	131	
	Electric - PG&E	32	35	45	51	59	68	
	Electric - Heat Pump	27	30	38	44	50	58	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	15	18	24	27	32	36	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Chico	20	20	28	27	31	33	
Sewer	Chico	24	24	24	24	24	24	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

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

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(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Chico Water Area		Flat/Garden/High Rise Apt					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	17	21	26	30	32	
	Bottled Gas	51	64	77	98	114	123	
	Electric - PG&E	30	33	42	48	55	64	
	Electric - Heat Pump	25	28	36	41	47	54	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	15	17	22	26	30	34	
	Evaporative Cooling	3	3	4	4	5	6	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Chico	20	20	28	27	31	33	
Sewer	Chico	24	24	24	24	24	24	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

Utility Allowances Schedule
See Public Reporting and Instructions on back

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

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Durham Irrigation District		Single Family					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	17	21	26	32	37	40	
	Bottled Gas	63	80	96	122	142	154	
	Electric - PG&E	37	41	52	60	69	80	
	Electric - Heat Pump	32	35	45	51	59	68	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	18	21	28	32	37	42	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Durham	37	37	39	41	43	45	
Sewer	Chico	24	24	24	24	24	24	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total	\$		

Utility Allowances Schedule
See Public Reporting and Instructions on back

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

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Durham Irrigation District		Manufactured/Mobile Home					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	16	20	24	30	35	37	
	Bottled Gas	59	75	89	114	132	143	
	Electric - PG&E	35	38	49	56	64	74	
	Electric - Heat Pump	29	33	42	48	55	63	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	17	20	26	30	34	39	
	Evaporative Cooling	3	4	5	5	6	7	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Durham	37	37	39	41	43	45	
Sewer	Chico	24	24	24	24	24	24	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total	\$		

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OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Durham Irrigation District		Duplex/Row/Townhouse					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	18	22	27	32	34	
	Bottled Gas	54	68	82	104	121	131	
	Electric - PG&E	32	35	45	51	59	68	
	Electric - Heat Pump	27	30	38	44	50	58	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	15	18	24	27	32	36	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Durham	37	37	39	41	43	45	
Sewer	Chico	24	24	24	24	24	24	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total	\$		

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Durham Irrigation District		Flat/Garden/High Rise Apt					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	17	21	26	30	32	
	Bottled Gas	51	64	77	98	114	123	
	Electric - PG&E	30	33	42	48	55	64	
	Electric - Heat Pump	25	28	36	41	47	54	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	15	17	22	26	30	34	
	Evaporative Cooling	3	3	4	4	5	6	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Durham	37	37	39	41	43	45	
Sewer	Chico	24	24	24	24	24	24	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating	\$		
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total	\$		

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Oroville Water Area		Single Family					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	17	21	26	32	37	40	
	Bottled Gas	63	80	96	122	142	154	
	Electric	37	41	52	60	69	80	
	Electric - Heat Pump	32	35	45	51	59	68	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	18	21	28	32	37	42	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
Fuel Oil		-	-	-	-	-	-	
Water	Oroville	34	35	40	45	52	58	
	Thermalito	39	39	41	42	44	45	
Sewer	Oroville	37	37	37	37	37	37	
	Thermalito	45	45	45	45	45	45	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

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Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Oroville Water Area		Manufactured/Mobile Home					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	16	20	24	30	35	37	
	Bottled Gas	59	75	89	114	132	143	
	Electric	35	38	49	56	64	74	
	Electric - Heat Pump	29	33	42	48	55	63	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	17	20	26	30	34	39	
	Evaporative Cooling	3	4	5	5	6	7	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	34	35	40	45	52	58	
	Thermalito	39	39	41	42	44	45	
Sewer	Oroville	37	37	37	37	37	37	
	Thermalito	45	45	45	45	45	45	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Oroville Water Area		Duplex/Row/Townhouse					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	18	22	27	32	34	
	Bottled Gas	54	68	82	104	121	131	
	Electric	32	35	45	51	59	68	
	Electric - Heat Pump	27	30	38	44	50	58	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	15	18	24	27	32	36	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	34	35	40	45	52	58	
	Thermalito	39	39	41	42	44	45	
Sewer	Oroville	37	37	37	37	37	37	
	Thermalito	45	45	45	45	45	45	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total	\$		

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Oroville Water Area		Flat/Garden/High Rise Apt					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	17	21	26	30	32	
	Bottled Gas	51	64	77	98	114	123	
	Electric	30	33	42	48	55	64	
	Electric - Heat Pump	25	28	36	41	47	54	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	15	17	22	26	30	34	
	Evaporative Cooling	3	3	4	4	5	6	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	34	35	40	45	52	58	
	Thermalito	39	39	41	42	44	45	
Sewer	Oroville	37	37	37	37	37	37	
	Thermalito	45	45	45	45	45	45	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Gridley Water District		Manufactured/Mobile Home					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	16	20	24	30	35	37	
	Bottled Gas	59	75	89	114	132	143	
	Electric - Gridley	25	27	35	40	46	53	
	Electric - Heat Pump	21	23	30	34	39	45	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	12	14	16	18	20	21	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		31	40	47	57	67	79	
Air Conditioning	Refrigerated Air	12	14	19	22	25	28	
	Evaporative Cooling	2	3	3	4	4	5	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - Gridley	21	22	30	40	49	57	
	Electric - Heat Pump	16	16	22	30	37	43	
	Fuel Oil	-	-	-	-	-	-	
Water	Gridley	31	31	33	35	37	39	
Sewer	Gridley	52	52	52	52	52	52	
Trash Collection - Gridley		32	32	32	32	32	32	
Other -specify Customer Charge	Electric - Gridley	13	13	13	13	13	13	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total	\$		

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Gridley Water District		Duplex/Row/Townhouse					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	18	22	27	32	34	
	Bottled Gas	54	68	82	104	121	131	
	Electric - Gridley	23	25	32	37	42	48	
	Electric - Heat Pump	19	21	27	31	36	41	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	12	14	16	18	20	21	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		31	40	47	57	67	79	
Air Conditioning	Refrigerated Air	11	13	17	20	23	26	
	Evaporative Cooling	2	3	3	3	4	5	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - Gridley	21	22	30	40	49	57	
	Electric - Heat Pump	16	16	22	30	37	43	
	Fuel Oil	-	-	-	-	-	-	
Water	Gridley	31	31	33	35	37	39	
Sewer	Gridley	52	52	52	52	52	52	
Trash Collection - Gridley		32	32	32	32	32	32	
Other -specify Customer Charge	Electric - Gridley	13	13	13	13	13	13	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating	\$		
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total	\$		

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Gridley Water District		Flat/Garden/High Rise Apt					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	17	21	26	30	32	
	Bottled Gas	51	64	77	98	114	123	
	Electric - Gridley	21	24	30	35	40	46	
	Electric - Heat Pump	18	20	26	29	34	39	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	12	14	16	18	20	21	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		31	40	47	57	67	79	
Air Conditioning	Refrigerated Air	11	12	16	19	21	24	
	Evaporative Cooling	2	2	3	3	4	5	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - Gridley	21	22	30	40	49	57	
	Electric - Heat Pump	16	16	22	30	37	43	
	Fuel Oil	-	-	-	-	-	-	
Water	Gridley	31	31	33	35	37	39	
Sewer	Gridley	52	52	52	52	52	52	
Trash Collection - Gridley		32	32	32	32	32	32	
Other -specify Customer Charge	Electric - Gridley	13	13	13	13	13	13	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
Number of Bedrooms					Total		\$	

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OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Biggs Water Area		Single Family					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	17	21	26	32	37	40	
	Bottled Gas	63	80	96	122	142	154	
	Electric	25	28	36	41	47	54	
	Electric - Heat Pump	22	24	30	35	40	46	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	11	13	15	17	19	20	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		29	38	45	54	64	75	
Air Conditioning	Refrigerated Air	12	14	19	22	25	29	
	Evaporative Cooling	2	3	3	4	4	5	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric	20	21	28	38	47	54	
	Electric - Heat Pump	15	16	21	28	35	41	
	Fuel Oil	-	-	-	-	-	-	
Water	Biggs	55	55	55	55	55	55	
Sewer	Biggs	74	74	74	74	74	74	
Trash Collection		38	38	38	38	38	38	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

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(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte Biggs Water Area		Manufactured/Mobile Home						10/01/2023
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	16	20	24	30	35	37	
	Bottled Gas	59	75	89	114	132	143	
	Electric	24	26	33	38	44	50	
	Electric - Heat Pump	20	22	28	33	37	43	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	11	13	15	17	19	20	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		29	38	45	54	64	75	
Air Conditioning	Refrigerated Air	12	13	18	21	24	27	
	Evaporative Cooling	2	3	3	4	4	5	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric	20	21	28	38	47	54	
	Electric - Heat Pump	15	16	21	28	35	41	
	Fuel Oil	-	-	-	-	-	-	
Water	Biggs	55	55	55	55	55	55	
Sewer	Biggs	74	74	74	74	74	74	
Trash Collection		38	38	38	38	38	38	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Number of Bedrooms					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Biggs Water Area		Duplex/Row/Townhouse					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	18	22	27	32	34	
	Bottled Gas	54	68	82	104	121	131	
	Electric	22	24	30	35	40	46	
	Electric - Heat Pump	18	20	26	30	34	39	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	11	13	15	17	19	20	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		29	38	45	54	64	75	
Air Conditioning	Refrigerated Air	11	12	16	19	22	25	
	Evaporative Cooling	2	2	3	3	4	5	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric	20	21	28	38	47	54	
	Electric - Heat Pump	15	16	21	28	35	41	
	Fuel Oil	-	-	-	-	-	-	
Water	Biggs	55	55	55	55	55	55	
Sewer	Biggs	74	74	74	74	74	74	
Trash Collection		38	38	38	38	38	38	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
Number of Bedrooms					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total	\$		

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Biggs Water Area		Flat/Garden/High Rise Apt					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	17	21	26	30	32	
	Bottled Gas	51	64	77	98	114	123	
	Electric	20	23	29	33	38	43	
	Electric - Heat Pump	17	19	24	28	32	37	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	11	13	15	17	19	20	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		29	38	45	54	64	75	
Air Conditioning	Refrigerated Air	10	12	15	18	20	23	
	Evaporative Cooling	2	2	3	3	4	4	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric	20	21	28	38	47	54	
	Electric - Heat Pump	15	16	21	28	35	41	
	Fuel Oil	-	-	-	-	-	-	
Water	Biggs	55	55	55	55	55	55	
Sewer	Biggs	74	74	74	74	74	74	
Trash Collection		38	38	38	38	38	38	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Magalia Water Area		Single Family					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	17	21	26	32	37	40	
	Bottled Gas	63	80	96	122	142	154	
	Electric - PG&E	37	41	52	60	69	80	
	Electric - Heat Pump	32	35	45	51	59	68	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	18	21	26	32	37	42	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Magalia	53	54	63	70	80	86	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		41	41	41	41	41	41	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total	\$		

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Magalia Water Area		Manufactured/Mobile Home					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	16	20	24	30	35	37	
	Bottled Gas	59	75	89	114	132	143	
	Electric - PG&E	35	38	49	56	64	74	
	Electric - Heat Pump	29	33	42	48	55	63	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	17	20	26	30	34	39	
	Evaporative Cooling	3	4	5	5	6	7	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Magalia	53	54	63	70	80	86	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		41	41	41	41	41	41	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Magalia Water Area		Duplex/Row/Townhouse					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	18	22	27	32	34	
	Bottled Gas	54	68	82	104	121	131	
	Electric - PG&E	32	35	45	51	59	68	
	Electric - Heat Pump	27	30	38	44	50	58	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	15	18	24	27	32	36	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Magalia	53	54	63	70	80	86	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		41	41	41	41	41	41	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total	\$		

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Magalia Water Area		Flat/Garden/High Rise Apt					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	17	21	26	30	32	
	Bottled Gas	51	64	77	98	114	123	
	Electric - PG&E	30	33	42	48	55	64	
	Electric - Heat Pump	25	28	36	41	47	54	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	15	17	22	26	30	34	
	Evaporative Cooling	3	3	4	4	5	6	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	59	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Magalia	53	54	63	70	80	86	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		41	41	41	41	41	41	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
Number of Bedrooms					Total		\$	

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Paradise Water Area		Single Family					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	21	26	32	40	46	50	
	Bottled Gas	63	80	96	122	142	154	
	Electric	37	41	52	60	69	80	
	Electric - Heat Pump	32	35	45	51	59	68	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	5	5	6	6	7	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	18	21	28	32	37	42	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	17	18	22	26	31	35	
	Bottled Gas	31	32	44	59	72	84	
	Electric	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	46	47	55	61	70	78	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		39	39	39	39	39	39	
Other -specify Customer Charge	Electric	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
Number of Bedrooms					Total		\$	

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Paradise Water Area		Manufactured/Mobile Home					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	19	24	30	37	43	46	
	Bottled Gas	59	75	89	114	132	143	
	Electric	35	38	49	56	64	74	
	Electric - Heat Pump	29	33	42	48	55	63	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	5	5	6	6	7	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	17	20	26	30	34	39	
	Evaporative Cooling	3	4	5	5	6	7	
Water Heating	Natural Gas	17	18	22	26	31	35	
	Bottled Gas	31	32	44	59	72	84	
	Electric	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	46	47	55	61	70	78	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		39	39	39	39	39	39	
Other -specify Customer Charge	Electric	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

Utility Allowances Schedule
See Public Reporting and Instructions on back

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

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Paradise Water Area		Duplex/Row/Townhouse					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	18	22	27	34	39	42	
	Bottled Gas	54	68	82	104	121	131	
	Electric	32	35	45	51	59	68	
	Electric - Heat Pump	27	30	38	44	50	58	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	5	5	6	6	7	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	15	18	24	27	32	36	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	17	18	22	26	31	35	
	Bottled Gas	31	32	44	59	72	84	
	Electric	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	46	47	55	61	70	78	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		39	39	39	39	39	39	
Other -specify Customer Charge	Electric	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

Utility Allowances Schedule
See Public Reporting and Instructions on back

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

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Paradise Water Area		Flat/Garden/High Rise Apt					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	17	21	26	32	37	40	
	Bottled Gas	51	64	77	98	114	123	
	Electric	30	33	42	48	55	64	
	Electric - Heat Pump	25	28	36	41	47	54	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	5	5	6	6	7	
	Bottled Gas	13	14	15	16	18	20	
	Electric	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	15	17	22	26	30	34	
	Evaporative Cooling	3	3	4	4	5	6	
Water Heating	Natural Gas	17	18	22	26	31	35	
	Bottled Gas	31	32	44	59	72	84	
	Electric	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	46	47	55	61	70	78	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		39	39	39	39	39	39	
Other -specify Customer Charge	Electric	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

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

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

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

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

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

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

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

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

**Allowances for Tenant-
Utilities and
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**Furnished U.S. DEPARTMENT OF HOUSING
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Office of Public and Indian Housing**

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
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(exp. 09/30/2024)

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

**Allowances for Tenant-
Utilities and
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**Furnished U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing**

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Utility Allowances Schedule
See Public Reporting and Instructions on back

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

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Orland Water Area		Single Family					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	17	21	26	32	37	40	
	Bottled Gas	63	80	95	121	141	153	
	Electric - PG&E	37	41	52	60	69	80	
	Electric - Heat Pump	32	35	45	51	59	68	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	12	14	15	16	18	19	
	Electric - PG&E	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	18	21	28	32	37	42	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	58	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	33	33	33	33	33	33	
	Out-City	66	66	66	66	66	66	
Sewer	In-City	32	32	32	32	32	32	
	Out-City	65	65	65	65	65	65	
Trash Collection - In City		45	45	45	45	45	45	
Trash Collection - County		45	45	45	45	45	45	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

Utility Allowances Schedule
See Public Reporting and Instructions on back

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Orland Water Area		Mobile Home					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	16	20	24	30	35	37	
	Bottled Gas	59	74	89	113	131	142	
	Electric - PG&E	35	38	49	56	64	74	
	Electric - Heat Pump	29	33	42	48	55	63	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	12	14	15	16	18	19	
	Electric - PG&E	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	17	20	26	30	34	39	
	Evaporative Cooling	3	4	5	5	6	7	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	58	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	33	33	33	33	33	33	
	Out-City	66	66	66	66	66	66	
Sewer	In-City	32	32	32	32	32	32	
	Out-City	65	65	65	65	65	65	
Trash Collection - In City		45	45	45	45	45	45	
Trash Collection - County		45	45	45	45	45	45	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance	Allowance	
						Heating	\$	
Head of Household Name						Cooking		
						Other Electric		
						Air Conditioning		
						Water Heating		
						Water		
Unit Address						Sewer		
						Trash Collection		
						Other		
						Range/Microwave		
						Refrigerator		
Number of Bedrooms						Total	\$	

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(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Orland Water Area		Duplex/Row/Townhouse					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	18	22	27	32	34	
	Bottled Gas	54	68	81	103	120	130	
	Electric - PG&E	32	35	45	51	59	68	
	Electric - Heat Pump	27	30	38	44	50	58	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	12	14	15	16	18	19	
	Electric - PG&E	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	15	18	24	27	32	36	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	58	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	33	33	33	33	33	33	
	Out-City	66	66	66	66	66	66	
Sewer	In-City	32	32	32	32	32	32	
	Out-City	65	65	65	65	65	65	
Trash Collection - In City		45	45	45	45	45	45	
Trash Collection - County		45	45	45	45	45	45	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

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OMB Approval No. 2577-0169
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Orland Water Area		Flat/Garden/High Rise Apt					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	17	21	26	30	32	
	Bottled Gas	50	64	76	97	113	122	
	Electric - PG&E	30	33	42	48	55	64	
	Electric - Heat Pump	25	28	36	41	47	54	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	12	14	15	16	18	19	
	Electric - PG&E	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	15	17	22	26	30	34	
	Evaporative Cooling	3	3	4	4	5	6	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	58	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	33	33	33	33	33	33	
	Out-City	66	66	66	66	66	66	
Sewer	In-City	32	32	32	32	32	32	
	Out-City	65	65	65	65	65	65	
Trash Collection - In City		45	45	45	45	45	45	
Trash Collection - County		45	45	45	45	45	45	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Willows Water Area		Single Family					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	17	21	26	32	37	40	
	Bottled Gas	63	80	95	121	141	153	
	Electric - PG&E	37	41	52	60	69	80	
	Electric - Heat Pump	32	35	45	51	59	68	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	12	14	15	16	18	19	
	Electric - PG&E	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	18	21	28	32	37	42	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	58	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Willows-Cal	41	42	50	55	60	65	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection - In City		45	45	45	45	45	45	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total	\$		

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Willows Water Area		Mobile Home					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	16	20	24	30	35	37	
	Bottled Gas	59	74	89	113	131	142	
	Electric - PG&E	35	38	49	56	64	74	
	Electric - Heat Pump	29	33	42	48	55	63	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	12	14	15	16	18	19	
	Electric - PG&E	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	17	20	26	30	34	39	
	Evaporative Cooling	3	4	5	5	6	7	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	58	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Willows-Cal	41	42	50	55	60	65	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection - In City		45	45	45	45	45	45	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total	\$		

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Willows Water Area		Duplex/Row/Townhouse					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	18	22	27	32	34	
	Bottled Gas	54	68	81	103	120	130	
	Electric - PG&E	32	35	45	51	59	68	
	Electric - Heat Pump	27	30	38	44	50	58	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	12	14	15	16	18	19	
	Electric - PG&E	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	15	18	24	27	32	36	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	58	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Willows-Cal	41	42	50	55	60	65	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection - In City		45	45	45	45	45	45	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name Unit Address Number of Bedrooms					Heating	\$		
					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Refrigerator								
					Total	\$		

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Willows Water Area		Flat/Garden/High Rise Apt					10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	17	21	26	30	32	
	Bottled Gas	50	64	76	97	113	122	
	Electric - PG&E	30	33	42	48	55	64	
	Electric - Heat Pump	25	28	36	41	47	54	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	5	
	Bottled Gas	12	14	15	16	18	19	
	Electric - PG&E	17	19	22	25	27	30	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		43	56	66	80	94	111	
Air Conditioning	Refrigerated Air	15	17	22	26	30	34	
	Evaporative Cooling	3	3	4	4	5	6	
Water Heating	Natural Gas	14	14	17	21	25	28	
	Bottled Gas	31	32	44	58	72	84	
	Electric - PG&E	29	30	42	55	69	80	
	Electric - Heat Pump	22	23	31	42	52	60	
	Fuel Oil	-	-	-	-	-	-	
Water	Willows-Cal	41	42	50	55	60	65	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection - In City		45	45	45	45	45	45	
Other -specify Customer Charge	Electric - PG&E	11	11	11	11	11	11	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Unit Address					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
Number of Bedrooms					Total		\$	

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
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OMB Approval No. 2577-0189
(exp. 09/30/2024)

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

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
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OMB Approval No 2577-0169
(exp. 09/30/2024)

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

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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(exp. 09/30/2024)

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

Allowances for Tenant-Furnished Utilities and Other Services

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

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

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

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA**

**UTILITY ALLOWANCE ESTIMATES FOR THE
GRIDLEY FARM LABOR DEVELOPMENT**

FY 2024

Gridley Farm Labor Housing - - Rehabbed Units			
	Electricity	Natural Gas	Total
1 Bedroom	62.00	28.00	\$ 90.00
2 Bedroom	66.00	33.00	\$ 99.00
3 Bedroom	98.00	49.00	\$ 147.00
4 Bedroom	106.00	51.00	\$ 157.00

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA**

**UTILITY ALLOWANCE ESTIMATES FOR THE
GRIDLEY FARM LABOR DEVELOPMENT**

FY 2024

Gridley Farm Labor Housing - - Older Units			
	Electricity	Natural Gas	Total
2 Bedroom CB	42.00	70.00	\$ 112.00
2 Bedroom Wood	41.00	58.00	\$ 99.00
3 Bedroom CB	46.00	77.00	\$ 123.00
3 Bedroom Wood	45.00	72.00	\$ 117.00

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA**

**UTILITY ALLOWANCE ESTIMATES FOR
THE TAX CREDIT PROPERTIES**

FY 2024

1200 Park Avenue

	Electricity	Natural Gas	Total
1 Bedroom	60.00	24.00	\$ 84.00
2 Bedroom Middle	67.00	30.00	\$ 97.00
2 Bedroom End	75.00	34.00	\$ 109.00

Chico Commons

	Electricity	Natural Gas	Total
1 Bedroom	60.00	16.00	\$ 76.00
2 Bedroom	71.00	19.00	\$ 90.00
3 Bedroom	82.00	22.00	\$ 104.00

Walker Commons

	Electricity	Natural Gas	Total
1 Bedroom	63.00	34.00	\$ 97.00

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA**

**UTILITY ALLOWANCE ESTIMATES FOR
THE TAX CREDIT PROPERTIES**

FY 2024

Gridley Springs

	Electricity	Natural Gas	Total
1 Bedroom	61.00	26.00	\$ 87.00
2 Bedroom	67.00	32.00	\$ 99.00
3 Bedroom	74.00	36.00	\$ 110.00

Harvest Park Apartments

	Electricity	Natural Gas	Total
1 Bedroom	59.00	18.00	\$ 77.00
2 Bedroom	68.00	22.00	\$ 90.00
3 Bedroom	76.00	26.00	\$ 102.00
4 Bedroom	86.00	30.00	\$ 116.00

July 10, 2023

Memo

To: Board of Commissioners

From: Larry Guanzon, Deputy Executive Director
Hope Stone, Finance Director

Subject: HACB Resolution No. 4894
Gridley Farm Labor Housing, Gridley
Adoption of Fiscal Year 2024 Proposed Operating Budget

The FY 2024 Budget with Narrative for the USDA-RD-regulated Gridley Farm Labor Housing property is provided for review and approval. The budget was prepared by AWI, the third-party property management agent, in coordination with HACB management.

The proposed budget is due to USDA-RD by July 31st. As the 2024 Utility Allowances have not been set as of the date of this memo, the utility cost estimates are not final, so the final budget may vary slightly from that presented here. Once the budget is received and reviewed by USDA, there may be USDA-determined changes, those these are typically minor. The USDA approved budget will be seen again, incorporated into the Board's upcoming adoption of the agency's Consolidated Operating Budget.

Please see the Budget Narrative for details.

Recommendation: motion to approve Resolution No. 4894

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4894

APPROVAL OF
FISCAL YEAR 2024 BUDGET
FOR THE
USDA-RD FARM LABOR HOUSING PROGRAM

WHEREAS, the Housing Authority of the County of Butte (HACB) approves an Operating Budget on an annual basis for its U.S. Department of Agriculture Rural Development (USDA-RD) Farm Labor Housing (FLH) program, operated at 850 East Gridley Road, Gridley CA; and

WHEREAS, the Operating Budget addresses and budgets anticipated expenses and revenues of the HACB in the operation and administration of its FLH program for the 2024 fiscal year, extending from October 1, 2023 through September 30, 2024; and

WHEREAS, in the approval of said Budgets certain USDA-RD forms, reflecting the approved budget, must be completed and signed for program compliance; and

WHEREAS, the HACB has drafted a proposed Operating Budget for its FLH program for the 2024 Fiscal Year; and

WHEREAS, the draft Operating Budget has been determined to be in the best interest of the HACB and the FLH program;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte (HACB) to hereby authorize submittal and negotiation of its U.S. Department of Agriculture Rural Development Fiscal Year 2024 Operating Budget, attached to and made a part of this resolution, for its Farm Labor Housing program, operated at 850 East Gridley Road, Gridley, CA, and, further, to authorize the Executive Director to sign all applicable program and contract forms on behalf of the HACB and submit them to the U.S. Department of Agriculture, and other contracting entities as required, to implement and administer the budget upon acceptance by the U.S. Department of Agriculture.

Dated: July 20, 2023.

David Pittman, Board Chair

ATTEST:

Edward S. Mayer, Secretary

Gridley Farm Labor Housing
2024 Budget Narrative

Description & Status: This Apartment Complex is a Farm Labor Community. Units are old and a portion have been rehabbed. The funding that allowed for the rehab has been discontinued. The units which have not been rehabbed are in need of serious repair. The roads throughout the property require repairs, the eaves and roof of the office building needs to be replaced in the next couple of years, sewer lines are aged and failing requiring repairs and decommissioning of an old well will need to be completed in the next few years. For this year we are seeing increases in payroll and related expenses, grounds expenses, contract services, sewer, fuel, management fees, real estate taxes, Levee assessment, and property & liability insurance. With the new management fee structure, this property qualifies for the \$5 for mixed subsidies for handling the reporting for both RD and HCD on the SERNA loan.

Rent Increase Included in Proposed Budget: We are requesting a \$55 rent increase this year for the units that have not been rehabilitated, \$77 rent increase for the rehabilitated units. The non-rehabbed units have no improvements. The only item provided is a stove. The rehabbed units have full appliances including a dishwasher and washer/dryer hook ups. They also have split system heat and are whereas the non-rehab units have a single swamp cooler to name a few of the differences. In addition, we are planning to improve 2 older brick units for a cost of \$50,000.00 per Unit for a total of \$100,000.00 to make them rentable.

Project Compliance: No site visits have occurred in this fiscal year.

Project's Financial Status: Based on our current balance in RD Reserves we will have to draw owner held reserves to accomplish all needed repairs.

Changes in Project Expenses / Cash Sources:

Laundry & vending: Decrease to projected actuals. See attached GL report.

Interest Income: Increase to the current projected actuals. See attached GL report.

Project Expenses / Cash Sources with Sub-totals over the 10% Threshold:

Maintenance & Repairs Payroll: Increase due to the size and condition of the property 2 full time managers and 2 full time maintenance staff are needed. See attached Payroll Worksheet.

Grounds: Increase to include \$7,592 monthly plus 10%.

Contract Services: Increase to projected actuals plus \$1,000.

Sewer: Increased to actual cost plus 2% and semi-annual flood control. See attached invoice.

Management fees: increase \$83+\$5 (multiple subsidy) x 85 units.

Office Supplies: Increase to projected actuals + 8%. . See attached GL report.

Other Admin expense: Decrease to projected actuals +10%.

Payroll and related charges: See attached Payroll Worksheet.

Real estate taxes: Increase to 2022 actuals + 2%.

Special Assessments: Increase Levee assessment. See attached GL report.

Property & Liability Insurance: Increased Actual +15%. See attached bill(s).

Projected Capital Expenditures & Reserve Withdrawals: Requesting; appliances, flooring, cabinets, doors, air conditioning units, water heaters, pothole repairs, tree trimming, Well services and rehab replacements.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
FY 2022 PROPOSED OPERATING BUDGET
GRIDLEY FARM LABOR HOUSING
October 1, 2023 to September 30, 2024

		2024	2023
		Proposed	Current
REVENUE		Budget	Budget
	<i>POTENTIAL DWELLING RENT</i>	1,486,608	1,406,616
	<i>REBATES</i>	0	0
	<i>VACANCY LOSS*</i>	-277,715	-277,715
703.0	NET DWELLING RENT	1,208,893	1,128,901
704.0	TENANT CHARGES	1,100	1,100
704.0	LAUNDRY REVENUE	2,252	2,600
715.0	TRANSFER FROM RESERVE	100,000	175,000
711.0	INVESTMENT INCOME-unrestricted	284	30
720.0	INVESTMENT INCOME-restricted	0	0
	TOTAL REVENUE	1,312,529	1,307,631
	EXPENSES		
911.0	ADMIN. SALARIES	94,552	92,563
912.0	AUDIT FEES	8,000	8,000
914.0	ADVERTISING & MKTG	4,500	4,500
915.0	PR TAXES & BENEFITS-ADMIN	67,956	62,697
916.0	OFFICE EXPENSES	15,097	12,287
917.0	LEGAL EXPENSES	3,500	3,500
918.0	TRAVEL	1,250	1,250
918.1	ALLOCATED OVERHEAD	0	0
919.0	OTHER ADMIN. EXPENSE	93,724	88,441
	TOTAL OPERATING ADMIN.	288,579	273,238
921.0	TENANT SERVICES-SALARIES	0	0
922.0	RELOCATION COSTS	0	0
923.0	PR TAXES & BENEFITS-TS	0	0
924.0	TENANT SERVICES-MISC.	0	0
	TOTAL TENANT SERVICES	0	0
931.0	WATER	35,000	35,000
932.0	ELECTRICITY	32,000	32,000
933.0	GAS/TRASH	40,850	37,000
936.0	SEWER	29,635	26,093
	TOTAL UTILITIES-PROJECT	137,485	130,093
941.0	MAINTENANCE SALARIES	90,820	82,351
942.0	MAINTENANCE MATERIALS	147,773	141,938
943.0	MAINT. CONTRACT COSTS	221,213	206,550
945.0	PR TAXES & BENEFITS-MAINT	0	0
	TOTAL MAINTENANCE	459,806	430,839
952.0	PROTECTIVE SERVICES	0	0
961.xx	INSURANCE-ALL	109,169	85,779
962.0	OTHER GENERAL EXP.	22,363	17,920
963.0	PILOT	0	0
964.0	BAD DEBTS-TENANT	0	0
966.0	BAD DEBTS-OTHER	0	0
967.0	INTEREST EXPENSE	0	0
	TOTAL OTHER OP. EXPENSES	131,532	103,699
	TOTAL OPERATING EXPENSES	1,017,402	937,869
	TOTAL EXPENSES	1,017,402	937,869
	RETAINED EARNINGS	295,127	369,762
	- RHS DEBT PAYMENTS	-150,703	-150,703
	- TRANSFERS TO RESERVE	-34,500	-34,500
	- RETURN TO OWNER/ASSET MAN/	-7,500	-7,500
	+ ANNUAL CAPITAL BUDGET	-100,000	-175,000
	NET CASH FLOW	2,424	2,059

July 14, 2023

Memo

To: Board of Commissioners

From: Larry Guanzon, Deputy Executive Director
Hope Stone, Finance Director

Subject: HACB Resolution No. 4895
Gridley Springs II Apartments, Gridley
Adoption of Fiscal Year 2024 Proposed Operating Budget

The FY 2024 Gridley Springs II Proposed Operating Budget is provided for your review and approval. The budget was prepared by Sackett Corporation, the third-party property management agent, in coordination with HACB management.

Proposed rents for the eight CA Dept. of Housing and Community Development (HCD) assisted units are \$608 for the two-bedroom units; and \$636 for the three-bedroom units. The remaining sixteen units' rents are set as Tax Credit-regulated rents, currently between \$800 and \$950 per month, depending on household income tiers. Both capitalized improvements on turnover and HVAC replacements over the \$5,000 capitalization threshold are not included in this budget. Capital items are funded by means of Replacement Reserves, with approval by HCD.

HCD loan interest accrues at \$6,500/year. Actual interest paid to HCD is based upon year-end cash flow, after a maximum Sponsor Distribution to the HACB of \$15,602. Required Replacement Reserve deposits are set by HCD at \$5,400/yr. and annual Operating Reserves deposits are calculated at 3% of operating expenses.

The budget will be submitted to HCD for review and approval, the final version may vary slightly. The budget will be presented again for final Board approval, along with the Agency-Wide Consolidated Budget, at the September meeting of the Board.

If you have any questions, we will gladly answer them at the Board Meeting.

Recommend: motion to approve Resolution No. 4895

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4895

APPROVAL OF THE FISCAL YEAR 2024 OPERATING BUDGET FOR
GRIDLEY SPRINGS II APARTMENTS, 210 FORD AVENUE, GRIDLEY

WHEREAS, the Housing Authority of the County of Butte (HACB) owns and operates Gridley Springs II Apartments, 210 Ford Avenue, Gridley, California, a twenty-four (24) unit multi-family affordable housing apartment complex (Property); and

WHEREAS, HACB prepares the budget for Gridley Springs II Apartments in conjunction with costs projected by Gridley Springs II Apartments property manager, Sackett Corporation; and

WHEREAS, the Operating Budget addresses and budgets anticipated expenses, revenues and capital improvements of the Property for the fiscal year extending from October 1, 2023 through September 30, 2024; and

WHEREAS, the Board of Commissioners of HACB has reviewed the budget as proposed and found the budget to be in the best interest of Gridley Springs II Apartments property, its tenants served, and HACB;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte, owner of the Gridley Springs II Apartments, 210 Ford Avenue, Gridley, CA, to hereby approve and adopt the Gridley Springs II Apartments Operating Budget for the fiscal year extending from October 1, 2023 to September 30, 2024, such Operating Budget attached to and made a part of this Resolution No. 4895.

Dated: July 20, 2023.

David Pittman, Board Chair

ATTEST:

Edward S. Mayer, Secretary

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
FY 2022 PROPOSED OPERATING BUDGET
HCD - GRIDLEY SPRINGS II
October 1, 2023 to September 30, 2024

	2024	2023	
	Proposed	HCD	
REVENUE	Budget	Budget	<i>Notes</i>
POTENTIAL DWELLING RENT	226,811	195,744	
REBATES	0	0	
VACANCY LOSS*	-4,536	-3,915	
703.0 NET DWELLING RENT	222,275	191,829	
704.0 TENANT CHARGES	500	500	
704.0 LAUNDRY REVENUE	500	500	
715.0 OTHER INCOME	0	0	
711.0 INVESTMENT INCOME-unrestricted	0	0	
720.0 INVESTMENT INCOME-restricted	0	0	
TOTAL REVENUE	223,275	192,829	
 EXPENSES			
911.0 ADMIN. SALARIES	0	0	
912.0 AUDIT FEES	4,200	4,200	
914.0 ADVERTISING & MKTG	250	250	
915.0 PR TAXES & BENEFITS-ADMIN	0	0	
916.0 OFFICE EXPENSES	7,000	7,000	
917.0 LEGAL EXPENSES	1,500	1,000	
918.0 TRAVEL	350	350	
918.1 ALLOCATED OVERHEAD	0	0	
919.0 OTHER ADMIN. EXPENSE	35,810	65,428	<i>includes res mgr and mgt fees</i>
TOTAL OPERATING ADMIN.	49,110	78,228	
921.0 TENANT SERVICES-SALARIES	0	0	
922.0 RELOCATION COSTS	0	0	
923.0 PR TAXES & BENEFITS-TS	0	0	
924.0 TENANT SERVICES-MISC.	0	0	
TOTAL TENANT SERVICES	0	0	
931.0 WATER	6,000	6,000	
932.0 ELECTRICITY	3,720	3,720	
933.0 GAS	820	820	
936.0 SEWER	9,840	9,840	
TOTAL UTILITIES-PROJECT	20,380	20,380	
941.0 MAINTENANCE SALARIES	0	0	
942.0 MAINTENANCE MATERIALS	0	0	
943.0 MAINT. CONTRACT COSTS	89,085	57,800	
945.0 PR TAXES & BENEFITS-MAINT	0	0	
TOTAL MAINTENANCE	89,085	57,800	
952.0 PROTECTIVE SERVICES	0	0	
961.xx INSURANCE-ALL	7,678	4,244	
962.0 OTHER GENERAL EXP.	0	0	
963.0 PILOT	0	0	
964.0 BAD DEBTS-TENANT	0	0	
966.0 BAD DEBTS-OTHER	0	0	
967.0 INTEREST EXPENSE	6,500	6,541	<i>HCD loan interest accrued</i>
TOTAL OTHER OP. EXPENSES	14,178	10,785	
TOTAL OPERATING EXPENSES	172,753	167,193	
TOTAL EXPENSES	172,753	167,193	
RETAINED EARNINGS	50,522	25,636	
+ RESERVES WITHDRAWALS	0	0	
+ ACCRUED INTEREST PAYABLE	6,500	6,541	<i>accrued, payable from cash flow</i>
- CAPITALIZED ASSETS	0	0	
- RESERVES DEPOSITS	-10,276	-10,276	<i>\$5,400 Rplcmnt/\$4,876 Op</i>
NET CASH FLOW	46,746	21,901	

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4896

RE-ORGANIZATION OF PUBLIC HOUSING DEPARTMENT

WHEREAS, the Housing Authority of the County of Butte (HACB) retains personnel to administer its programs and conduct its business; and

WHEREAS, in accordance with Chapter 4 of the HACB Personnel Policy, addressing “Allocation of Positions”, the Board of Commissioners of the HACB approves by resolution the number and description of all permanent positions; and

WHEREAS, the HACB seeks to establish positions to effect efficient and effective administration of its operations and programs in service to its mission; and specifically, seeks to maintain and advance its skills and capacities fulfilling and optimizing operation of its public housing department; and

WHEREAS, it has been determined necessary to change the organizational structure of the HACB Public Housing Department to address evolving workload, capacity, and skill level needs; and

WHEREAS, it has been determined that 1) elimination of two Property Specialist positions (one of which has been on hold and not filled for years), 2) elimination of the Client Services Specialist II position, and 3) addition of two Assisted Housing Specialist positions, is in the best interest of the HACB and its administrative and operating efficiencies; and

WHEREAS, a revised HACB Organizational Chart showing the proposed allocation of positions is attached to this Resolution No. 4896; and

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to authorize re-organization of its Public Housing Department, such reorganization including 1) the elimination of two Property Specialist positions, 2) elimination of the Client Services Specialist II position, and 3) addition of two Assisted Housing Specialist positions, such actions documented by the HACB Organization Chart, attached to and made a part of this Resolution No. 4896, and such actions to take effect immediately.

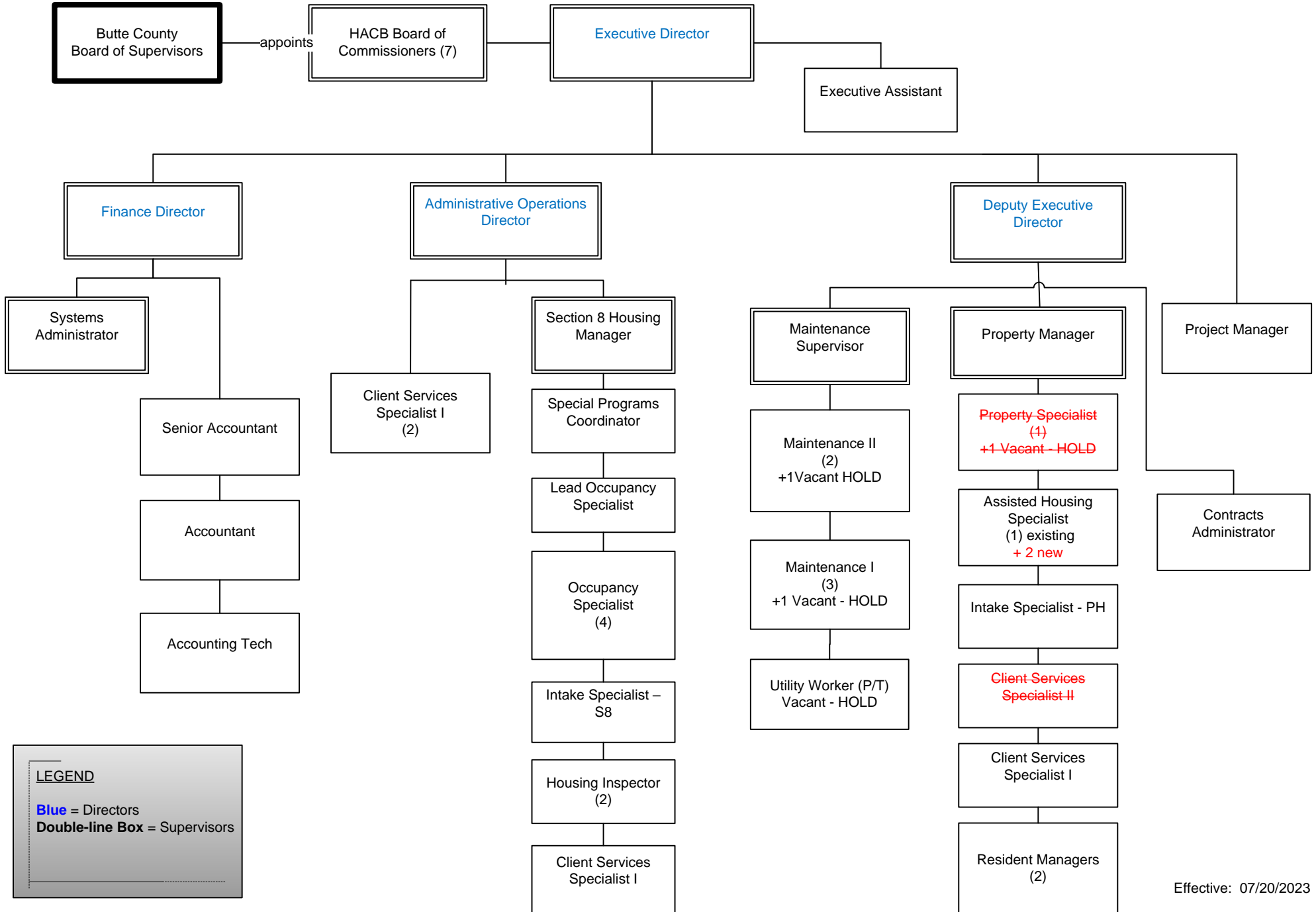
Dated: July 20, 2023.

David Pittman, Board Chair

ATTEST:

Edward S. Mayer, Secretary

HACB HOUSING AUTHORITY of the County of Butte



LEGEND

Blue = Directors

Double-line Box = Supervisors

MEMO

Date: July 14, 2023

To: Housing Authority of the County of Butte Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Kathy Court Apartments Replacement Project Funding Commitment

- The Kathy Court Apartments Replacement Project (Project) was developed to replace the 12-unit apartment building completely destroyed by the 2018 Camp Fire Disaster.
- A Total Development Budget has been established for the Project: \$7,026,670
- In June 2022 the HACB received a payment from the PG&E Bankruptcy Court’s Fire Victim Trust of \$822,703, representing a 45% settlement payment on the Claim.
- In January 2023, the HACB authorized use of unobligated 2020A Series Multifamily Housing Pool Revenue Bond Funds to support the Project. A specified dollar amount was not identified in this motion, though the concept was to complete the funding package.
- In February 2023 the HACB received an additional payment from the Fire Victim’s Trust, \$274,234, representing an additional 15% settlement. (Totaling to \$1,096,937)
- In May 2023 HACB received a letter of commitment from the Town of Paradise for the allocation of CDBG-DR MHP funds in the amount of \$2,724,004.
- The remaining funds required to fully fund the Total Development Budget for the Project is \$3,205,729. This figure represents the amount of 2020A Series Multifamily Housing Pool Revenue Bond Funds that will be committed to the Project, representing a total commitment from the HACB of \$4,302,666.

Total Development Budget: \$7,026,670

Sources of Funding:

- 1) Town of Paradise CDBG-DR MHP Funds \$2,724,004
- 2) 2020A Series Bond Funds \$3,205,729
- 3) PG&E Bankruptcy Claim Settlement Funds \$1,096,937

Total Sources of Funding: \$7,026,670

Recommendation: Approval of Resolution No. 4897, committing PG&E Bankruptcy Court Fire Victim’s Trust Claim Settlement Funds in the amount of \$1,096,93, and committing \$3,205,729 of 2020A Series Multifamily Housing Pool Revenue Bond Funds towards the reconstruction of the 12-Unit Kathy Court Apartments, Paradise.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4897

COMMITMENT OF PG&E BANKRUPTCY CLAIM SETTLEMENT FUNDS AND 2020A SERIES
MULTIFAMILY HOUSING POOL REVENUE BOND FUNDS TOWARD THE
RECONSTRUCTION OF THE KATHY COURT APARTMENTS, PARADISE

WHEREAS, the Housing Authority of the County of Butte (HACB) owns the site of the former 12-unit multifamily apartment building known as the Kathy Court Apartments, located at 1561-1565 Kay Court, Paradise (Property); and

WHEREAS, the Property was destroyed by the November 2018 Camp Fire Disaster and the HACB has determined that rebuilding the Property is in the best interest of the HACB; and

WHEREAS, the HACB has established Development Budget of \$7,026,670 to complete reconstruction of the Property; and

WHEREAS, the HACB has received two payments from the PG&E Bankruptcy Court's Fire Victims Trust in the amount of \$822,703 and 274,234; and

WHEREAS, the HACB has received a commitment of \$2,724,004 of Town of Paradise CDBG-DR funds; and

WHEREAS, the HACB has monies from its 2020A Series Multifamily Housing Pool Revenue Bond Fund sufficient to complete funding of the project, in the amount of \$3,205,729; and

WHEREAS, the CDBG-DR commitment requires evidence of funding commitments regarding the sources cited above, such commitments to include the entirety of any claim monies received from the PG&E Fire Victims Trust;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to commit the use of all PG&E Fire Victims Trust proceeds received towards the reconstruction of the Kathy Court Apartments, 1561-1565 Kay Court, Paradise, such funds totaling \$1,096,937 to date, and further, to commit the balance of funds necessary to fund the Development Budget for the reconstruction of the Kathy Court Apartments by means of use of 2020A Series Multifamily Housing Pool Revenue Bond Funds, which funds shall be reserved solely for such use, in the amount of \$3,205,729.

Dated: July 20, 2023

David Pittman, Board Chair

ATTEST:

Edward Mayer, Secretary