

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

MEETING AGENDA

June 18, 2025
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/675567157>

You can also dial in using your phone.

Access Code:

675-567-157

United States (Toll Free):

[1 877 309 2073](tel:18773092073)

United States:

[+1 \(571\) 317-3129](tel:+15713173129)

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

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

NEXT RESOLUTION NO. 4961

ITEMS OF BUSINESS

1. ROLL CALL

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2. AGENDA AMENDMENTS

11. EXECUTIVE SESSION

- 11.1 Public Employee performance evaluation pursuant to California Government Code section 54957 (b)(1)

One matter: Finance Director Position

- 11.2 Conference with real estate negotiator pursuant to California Government Code section 5496.8:

Property located at: Longfellow Apartments, Chico

- 11.3 Conference with real estate negotiator pursuant to California Government Code section 5496.8:

Properties located at: Chico, CA

3. CONSENT CALENDAR

- 3.1 Minutes for the meeting of May 15, 2025

- 3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$1,312,584.37
3.2.2	Landlords –	\$2,104,009.00
3.2.3	Payroll –	\$154,881.47

- 3.3 Financial Statements

- 3.4 Section 8 Housing Choice Voucher Program

- 3.5 Property Vacancy Report

- 3.6 Public Housing

- 3.7 Construction Projects

- 3.8 Capital Fund Improvement Projects

- 3.9 Farm Labor Housing Report

- 3.10 HACB Owned Properties

- 3.11 Tax Credit Properties

- 3.12 Family Self Sufficiency

- 3.13 Rental Assistance Programs

3.14 News Articles

3.14.1 “Continuum reports 8.8% increase” Chico Enterprise Record, *Michael Weber*, May 23, 2025

4. CORRESPONDENCE

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Housing Authority of the County of Butte (HACB) - Butte CA043 Troubled Financial Take Action Letter.

Recommendation:

Information/Discussion

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

8.1 PSWRC-NAHRO – Annual Conference: May 28-30, 2025 Fresno, CA – Report from Executive Director Larry Guanzon; Deputy Executive Director Tamra Young and Rental Assistance Programs Manager Angie Little.

9. REPORTS FROM COMMISSIONERS

10. MATTERS INITIATED BY COMMISSIONERS

12. COMMISSIONERS’ CALENDAR

- **Next Meeting: Thursday, July 17, 2025**

13. ADJOURNMENT

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

**MEETING MINUTES OF
May 15, 2025**

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

Chair Pittman called the meeting of the Housing Authority of the County of Butte to order at 2:04 p.m.

1. ROLL CALL

Present for the Commissioners: Randy Coy, Bob Crowe, Rich Ober, David Pittman and Sarah Richter; all attended in person.

Present for the Staff: Larry Guanzon, Executive Director; Tamra Young, Deputy Executive Director; Hope Stone, Finance Director; Angie Little, Rental Assistance Programs Manager; Juan Meza, Public Housing Manager; Taylor Gonzalez, Project Manager; and Marysol Perez, Executive Assistant; all attended in person.

Others Present: Tiffany Lee, Special Programs Coordinator joined in person and Ashley Werner, member of the public joined via web-conference.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Finance Director Hope Stone addressed the Financial discrepancies brought forth by Commissioner Coy during the April Board meeting. Per Finance Director Stone there was a break in the formula calculating the annual amounts and the formula has been corrected in this month's financial reports. The second issue was dues to a reclassification of expenses. Taylor Gonzalez, Program Manager shared privacy concerns brought forth from the neighbors at Mayer Commons and he is proactively working with them with them to provide adequate resolution.

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

4. CORRESPONDENCE

4.1 HUD 2025 SEMAP Award.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Family Self-Sufficiency (FSS Graduate) – Ms. Moon enrolled in the FSS programs in July of 2017, a few of her goals were to find a job she enjoyed and build her credit score. Ms. Moon was able to enroll in college and completed her Accounting degree at Butte College. She also has been able to own her business Affordable Appliance. Ms. Moon graduates the program having secured \$5,877.09 in escrow funds.

RESOLUTION NO. 4959

Commissioner Richter moved that Resolution No. 4959 be adopted by reading of title only: “RECOGNITION OF FSS GRADUATE KRISTINA MOON”. Commissioner Coy seconded. The vote in favor was unanimous.

- 5.2 Housing Authority of the County of Butte (HACB) – The final draft of the Strategic Plan was presented for approval. Chair Pittman complimented the plan and appreciated the visuals incorporated in the plan.

RESOLUTION NO. 4960

Commissioner Richter moved that Resolution No. 4960 be adopted by reading of title only: “ADOPTION OF STRATEGIC PLAN”. Commissioner Crowe seconded. The vote in favor was unanimous.

- 5.3 Receive and File Proposed Agency Annual/Five-Year Plan –

- 5.4 Receive and File Proposed Public Housing Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan (AP) – HUD requires the Housing Authority to annually update its “Agency Plan”, its Public Housing program “Capital Fund Plan(s)”, its Public Housing program “Admissions and Continued Occupancy Policy” (ACOP), and its Section 8 Housing Choice Voucher program “Administrative Plan” (AP), additionally this year the Five- Year Agency Plan is required to be updated. The plan documents must be submitted to HUD for

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review at least 75 days prior to the end of the agency's fiscal year (September 30th), requiring HACB plan approval at the July 17th Board meeting. Drafts of the plans must be available for public review and comment for 45 days prior to consideration for approval by the Board. The draft plans have already been reviewed by the Resident Advisory Board (RAB), which was attended by four program participants; two (2) from Public Housing and (2) from Section 8. The highlights for each plan/document include: description of progress in meeting HACB's annual and 5-year goals, including new activity; refinement of Project Based Vouchers program policy in reflecting Development Activity, and changes reflecting HOTMA regulation. The changes recommended in the ACOP and Section 8 Admin Plan are suggested changes provided by policy consultant Nan-McKay. Staff recommends receiving and filing of the documents for public review and comment. All commissioners present were in favor of receiving draft documents and authorize publication of Public Notice for public review and comment as well as scheduling Public Hearing for receipt of comment and final adoption of documents during the July 17th, 2025 Board of Commissioners meeting.

- 5.5 Budgets – Annual budgeting cycle is geared to commence in June. No more than three (3) commissioners are needed for budgeting process. Chair Pittman and Commissioner Crowe volunteered to be part of budgeting committee. Finance Director will coordinate meeting times with committee. The first meeting is scheduled for Tuesday June 10th at 10:00 am.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

None.

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10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

Adjourned: 2:45 p.m.

Reconvened: 2:55 p.m.

All of those identified in the role call were in attendance, with the exception of Tiffany Lee, Special Programs Coordinator and the public member identified on web-conference as Ashley Werner.

11.1 Conference with Real Estate negotiator pursuant to California Government Code 5496.8 – Direction was provided to staff to further explore acquisition of property located at, Longfellow Apartments, Chico.

11.2 Conference with Real Estate negotiator pursuant to California Government Code 5496.8 – Direction was provided to staff to further explore acquisition of property located Chico, CA.

12. COMMISSIONERS' CALENDAR

- **PSWRC-NAHRO – Annual Conference: May 28-30, 2024, Fresno, CA**
- **Next Meeting – Wednesday June 18, 2025**

13. ADJOURNMENT

The meeting was adjourned at 2:58 p.m.

Dated: May 15, 2025.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

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**Housing Authority of the County of Butte
HACB Business Activities Account
AP Check Register**

Check Date	Check #	Vendor	Total Amount
5/2/2025	4176	v0000031 - PG&E	123.00
5/8/2025	4177	v0000011 - California Water Service - Chico	238.16
5/8/2025	4178	v0000017 - EAGLE SECURITY SYSTEMS	338.88
5/8/2025	4179	v0000031 - PG&E	4,678.78
5/8/2025	4180	v0000031 - PG&E	102.02
5/8/2025	4181	v0000140 - COMCAST CABLE	450.63
5/8/2025	4182	v0000229 - InterWest Insurance Services, LLC	600.00
5/8/2025	4183	v0000241 - WASTE MANAGEMENT	433.45
5/8/2025	4184	v0000362 - Modern Building, Inc.	598,292.90
5/8/2025	4185	v0000380 - Staples Business Credit	69.14
5/8/2025	4186	v0000402 - US Bank	227.24
5/8/2025	4187	v0000474 - Advanced Document	123.57
5/8/2025	4188	v0000599 - Access Information Holdings, LLC.	32.69
5/8/2025	4189	v0000723 - Basis Architecture & Consulting, Inc.	4,917.22
5/8/2025	4190	v0000749 - Larry Guanzon	389.20
5/8/2025	4191	v0000773 - Clean Master	1,716.00
5/8/2025	4192	v0000829 - Armed Guard Private Security, Inc	300.00
5/8/2025	4193	v0000861 - Nicolay Consulting Group	3,000.00
5/8/2025	4194	v0000863 - Nor-Cal Landscape Maintenance dba	100.60
5/8/2025	4195	v0000882 - RSC Associates, Inc (AP)	1,283.33
5/8/2025	4196	v0004614 - City of Chico (Sewer)	33.29
5/8/2025	4197	v0004667 - NV5, Inc.	1,893.80
5/8/2025	4198	v0004733 - Bowman & Company, LLP.	20,000.00
5/8/2025	4199	v0004751 - Abila, Inc.	1,062.50
5/8/2025	4200	v0004804 - PlayPower LT Farmington, Inc.	34,770.97
5/8/2025	4201	v0004825 - Kearns & West, Inc.	12,142.50
5/8/2025	4202	v0004827 - Verdant Commercial Capital LLC	273.13
5/22/2025	4203	v0000007 - CITY OF CHICO (22332) (FUEL)	126.83
5/22/2025	4204	v0000031 - PG&E	68.84
5/22/2025	4205	v0000031 - PG&E	390.23
5/22/2025	4206	v0000031 - PG&E	1,129.10
5/22/2025	4207	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	35.86
5/22/2025	4208	v0000040 - Gregory P. Einhorn	820.00
5/22/2025	4209	v0000057 - OPER. ENG. LOCAL #3	952.00
5/22/2025	4210	v0000108 - AT&T	10.57
5/22/2025	4211	v0000121 - United States Postal Service (CMRS-FP)	5,000.00
5/22/2025	4212	v0000140 - COMCAST CABLE	670.16
5/22/2025	4213	v0000297 - Valley Lock & Safe	26.00
5/22/2025	4214	v0000312 - Unum Life Insurance Company	401.30
5/22/2025	4215	v0000357 - Yuba City	136.00
5/22/2025	4216	v0000402 - US Bank	152.95
5/22/2025	4217	v0000402 - US Bank	166.40
5/22/2025	4218	v0000459 - E Center	188.51
5/22/2025	4219	v0000469 - Thermalito Irrigation	5.00
5/22/2025	4220	v0000554 - GreatAmerica Financial Services	202.50
5/22/2025	4221	v0000749 - Larry Guanzon	110.00
5/22/2025	4222	v0000806 - Cypress Dental Administrators	732.20
5/22/2025	4223	v0000845 - HMR Architects, Inc.	3,470.66
5/22/2025	4224	v0000888 - Sarah Richter	50.00
5/22/2025	4225	v0004526 - VSP Vision Care	147.76
5/22/2025	4226	v0004549 - Randy Coy	50.00
5/22/2025	4227	v0004656 - Avrit Insurance Agency, Inc.	7,282.44
5/22/2025	4228	v0004677 - Paradise Irrigation District	234.67
5/22/2025	4229	v0004825 - Kearns & West, Inc.	1,875.00
5/22/2025	4230	v0004832 - Luhdorff & Scalmanini Consulting Engineers Inc.	2,496.00

5/16/2025	51625	v0000891 - Paylocity	109,174.76
5/2/2025	100327	v0002183 - Chico Pacific Associates	1,066.00
5/2/2025	100328	v0003020 - Palo Verde Apartments LLC	815.00
5/2/2025	100329	v0003960 - Chico Housing Action Team	2,751.00
5/2/2025	100330	v0003988 - Elle Property Management Solutions	269.00
5/2/2025	100331	v0004114 - DeGarmo Terrace Apts	1,975.00
5/2/2025	100332	v0004575 - North Creek Crossings	784.00
5/2/2025	100333	v0004790 - RS1, LLC dba The Social	1,022.00
5/8/2025	100334	v0004479 - Netsys Systems, Inc.	140.00
5/8/2025	100335	v0004819 - Raul J Ramirez	2,000.00
5/15/2025	100336	v0004819 - Raul J Ramirez	1,652.00
5/22/2025	100337	v0000155 - Susanne Kemp	122.93
5/22/2025	100338	v0000159 - Tamra C. Young	110.00
5/22/2025	100339	v0000807 - David Pittman	50.00
5/22/2025	100340	v0000821 - Golden State Risk Management Authority	8,229.00
5/22/2025	100341	v0000859 - Richard H. Ober	50.00
5/22/2025	100342	v0000890 - Robert R Crowe	50.00
5/31/2025	100352	v0004835 - Marco Cruz	2,000.00
5/14/2025	830906	v0004576 - Aflac	1,041.54
5/15/2025	1086672	v0000799 - Benefit Resource, Inc.	175.00
5/20/2025	2827545	v0000891 - Paylocity	897.26
5/15/2025	2910092	v0000059 - CalPERS	34,802.25
5/15/2025	2910093	v0000059 - CalPERS	12,286.37
5/15/2025	2910094	v0000059 - CalPERS	7,454.85
5/15/2025	2910095	v0000059 - CalPERS	565.00
5/15/2025	2910096	v0000059 - CalPERS	195.25
5/29/2025	2918848	v0000059 - CalPERS	12,457.95
5/29/2025	2918849	v0000059 - CalPERS	7,454.93
5/29/2025	2918863	v0000059 - CalPERS	565.00
5/5/2025	5052025	v0000439 - Umpqua Bank	4,451.34
5/20/2025	5202025	v0000039 - TPx Communications	239.18
5/20/2025	5202025	v0000439 - Umpqua Bank	2,682.93
5/27/2025	5272025	v0000793 - Verizon Wireless	351.62
5/30/2025	5302025	v0000891 - Paylocity	133,797.38
5/2/2025	490707932	v0000181 - Empower	1,495.00
5/16/2025	496827664	v0000181 - Empower	1,495.00
5/30/2025	502377217	v0000181 - Empower	1,495.00
TOTAL			1,070,687.52

**Housing Authority of the County of Butte
HACB Public Housing Account
AP Check Register**

Check Date	Check #	Vendor	Total Amount
5/15/2025	1	t0093993 - Martinez	0.00
5/8/2025	2643	v0000006 - Biggs Municipal Utilities	2,811.42
5/8/2025	2644	v0000011 - California Water Service - Chico	3,435.65
5/8/2025	2645	v0000015 - A-1 Appliance	81.19
5/8/2025	2646	v0000017 - EAGLE SECURITY SYSTEMS	174.99
5/8/2025	2647	v0000031 - PG&E	22.64
5/8/2025	2648	v0000031 - PG&E	13.68
5/8/2025	2649	v0000031 - PG&E	798.58
5/8/2025	2650	v0000140 - COMCAST CABLE	256.34
5/8/2025	2651	v0000223 - Employment Development Dep	80.50
5/8/2025	2652	v0000241 - WASTE MANAGEMENT	1,397.01
5/8/2025	2653	v0000261 - MACS HARDWARE	60.00
5/8/2025	2654	v0000267 - OFFICE DEPOT INC	55.91
5/8/2025	2655	v0000309 - Illustratus	136.99
5/8/2025	2656	v0000380 - Staples Business Credit	69.14
5/8/2025	2657	v0000380 - Staples Business Credit	54.06
5/8/2025	2658	v0000380 - Staples Business Credit	138.72
5/8/2025	2659	v0000401 - Plan B Professional Answering Services	162.40
5/8/2025	2660	v0000474 - Advanced Document	21.87
5/8/2025	2661	v0000592 - Neal Road Recycling & Waste	346.27
5/8/2025	2662	v0000599 - Access Information Holdings, LLC.	32.71
5/8/2025	2663	v0000669 - ROTO-ROOTER OROVILLE	340.00
5/8/2025	2664	v0000694 - Trites Backflow Services, Inc.	50.00
5/8/2025	2665	v0000773 - Clean Master	948.00
5/8/2025	2666	v0000862 - Cleanrite, Inc.	1,982.63
5/8/2025	2667	v0000863 - Nor-Cal Landscape Maintenance dba	14,026.18
5/8/2025	2668	v0000886 - Candelario Ace Hardware dba	34.63
5/8/2025	2669	v0000893 - Genuine Parts Company	240.45
5/8/2025	2670	v0000893 - Genuine Parts Company	10.91
5/8/2025	2671	v0000903 - Chico Auto Care / Ace Radiator	515.53
5/8/2025	2672	v0004637 - Ferguson US Holdings, Inc. (HVAC)	88.89
5/8/2025	2673	v0004818 - Michael Roberts Construction	98,228.74
5/13/2025	2674	t0020747 - Jacobo	475.00
5/13/2025	2675	v0000011 - California Water Service - Chico	89.00
5/13/2025	2676	v0000014 - Gridley Municipal Utilities	545.00
5/13/2025	2677	v0000031 - PG&E	1,685.00
5/13/2025	2678	v0004614 - City of Chico (Sewer)	37.00
5/22/2025	2679	v0000007 - CITY OF CHICO (22332) (FUEL)	576.64
5/22/2025	2680	v0000010 - California Water Service - Oroville	1,526.01
5/22/2025	2681	v0000010 - California Water Service - Oroville	314.47
5/22/2025	2682	v0000010 - California Water Service - Oroville	188.98
5/22/2025	2683	v0000010 - California Water Service - Oroville	5,766.55
5/22/2025	2684	v0000014 - Gridley Municipal Utilities	2,094.31
5/22/2025	2685	v0000015 - A-1 Appliance	91.16
5/22/2025	2686	v0000031 - PG&E	192.58
5/22/2025	2687	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,867.99
5/22/2025	2688	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	1,976.02
5/22/2025	2689	v0000108 - AT&T	22.05
5/22/2025	2690	v0000133 - CHICO POWER EQUIPMENT	147.96
5/22/2025	2691	v0000140 - COMCAST CABLE	291.55
5/22/2025	2692	v0000235 - HD Supply Facilities Maintenance, Ltd.	2,724.30
5/22/2025	2693	v0000312 - Unum Life Insurance Company	649.84
5/22/2025	2694	v0000469 - Thermalito Irrigation	692.00
5/22/2025	2695	v0000592 - Neal Road Recycling & Waste	40.00
5/22/2025	2696	v0000669 - ROTO-ROOTER OROVILLE	895.00
5/22/2025	2697	v0000801 - Chico Turf Plus, LLC	240.00
5/22/2025	2698	v0000806 - Cypress Dental Administrators	1,556.96
5/22/2025	2699	v0000849 - R&D Mfg. & Machine Co. dba	250.00
5/22/2025	2700	v0000886 - Candelario Ace Hardware dba	6.48
5/22/2025	2701	v0004526 - VSP Vision Care	257.42
5/22/2025	2702	v0004614 - City of Chico (Sewer)	55.21

6/3/2025 8:45 AM

5/22/2025	2703	v0004614 - City of Chico (Sewer)	1,632.08
5/22/2025	2704	v0004653 - Jessee Heating & Air Conditioning	85.00
5/22/2025	2705	v0004766 - Focal Point Landscape Supply	93.96
5/8/2025	10009	v0000240 - CIC	166.60
5/22/2025	10010	v0000821 - Golden State Risk Management Authority	16,019.00
5/5/2025	5052025	v0000439 - Umpqua Bank	704.28
5/20/2025	5202025	v0000039 - TPx Communications	145.59
5/20/2025	5202025	v0000439 - Umpqua Bank	3,465.13
5/27/2025	5272025	v0000793 - Verizon Wireless	728.34

TOTAL	175,910.49
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**Housing Authority of the County of Butte
HACB S8 Admin Account
AP Check Register**

Check Date	Check #	Vendor	Total Amount
5/8/2025	164	v0000240 - CIC	1,823.95
5/8/2025	165	v0004815 - Michael McCrady	1,000.00
5/22/2025	166	v0000129 - Angela Little	110.00
5/22/2025	167	v0000821 - Golden State Risk Management Authority	15,162.00
5/8/2025	2434	v0000192 - Nan McKay & Associates, Inc.	120.00
5/8/2025	2435	v0000206 - JACKSONS GLASS CO, INC.	1,832.78
5/8/2025	2436	v0000223 - Employment Development Dep	80.50
5/8/2025	2437	v0000267 - OFFICE DEPOT INC	55.91
5/8/2025	2438	v0000380 - Staples Business Credit	462.12
5/8/2025	2439	v0000380 - Staples Business Credit	54.06
5/8/2025	2440	v0000428 - Adecco Employment Services	2,744.82
5/8/2025	2441	v0000474 - Advanced Document	110.15
5/8/2025	2442	v0000599 - Access Information Holdings, LLC.	32.71
5/8/2025	2443	v0000863 - Nor-Cal Landscape Maintenance dba	293.06
5/22/2025	2444	v0000007 - CITY OF CHICO (22332) (FUEL)	165.79
5/22/2025	2445	v0000082 - ENTERPRISE-RECORD	225.75
5/22/2025	2446	v0000108 - AT&T	60.16
5/22/2025	2447	v0000276 - Scrubbs, Inc.	32.00
5/22/2025	2448	v0000312 - Unum Life Insurance Company	460.66
5/22/2025	2449	v0000402 - US Bank	166.40
5/22/2025	2450	v0000428 - Adecco Employment Services	2,815.20
5/22/2025	2451	v0000806 - Cypress Dental Administrators	875.24
5/22/2025	2452	v0000845 - HMR Architects, Inc.	4,712.00
5/22/2025	2453	v0004526 - VSP Vision Care	173.06
5/5/2025	5052025	v0000439 - Umpqua Bank	165.59
5/20/2025	5202025	v0000039 - TPx Communications	655.16
5/20/2025	5202025	v0000439 - Umpqua Bank	1,018.00
5/27/2025	5272025	v0000793 - Verizon Wireless	172.07
TOTAL			35,579.14

**Housing Authority of the County of Butte
HACB Banyard Account
AP Check Register**

Check Date	Check #	Vendor	Total Amount
5/8/2025	1195	v0000660 - HACB	1,812.69
5/8/2025	1196	v0000863 - Nor-Cal Landscape Maintenance dba	5.08
5/8/2025	1197	v0004733 - Bowman & Company, LLP.	550.00
5/20/2025	5202025	v0000439 - Umpqua Bank	25.00
TOTAL			2,392.77

**Housing Authority of the County of Butte
HACB BCAHDC Account
AP Check Register**

Check Date	Check #	Vendor	Total Amount
5/8/2025	1532	v0000660 - HACB	25,788.10
5/8/2025	1533	v0000863 - Nor-Cal Landscape Maintenance dba	5.08
5/8/2025	1534	v0004733 - Bowman & Company, LLP.	1,000.00
5/8/2025	1535	v0000374 - Registry of Charitable Trusts	75.00
5/22/2025	1536	v0000040 - Gregory P. Einhorn	920.00
5/22/2025	1537	v0000382 - FedEx	226.27
TOTAL			28,014.45

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

HOUSING CHOICE VOUCHER (SECTION 8)

UTILIZATION SUMMARY REPORT

ROLLING 12 MONTH ANALYSIS

UNITS LEASED SUMMARY	JUN'25	MAY'25	APR'25	MAR'25	FEB'25	JAN'25	DEC'24	NOV'24	OCT'24	SEP'24	AUG'24	JUL'24
BUTTE												
ACC UNIT MONTHS	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983
CURRENT LEASED	1840	1852	1858	1869	1881	1888	1902	1903	1917	1932	1981	1975
VOUCHER UTILIZATION %	92.79%	93.39%	93.70%	94.25%	94.86%	95.21%	95.92%	95.97%	96.67%	97.43%	99.90%	99.60%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	101	104	105	106	105	105	102	103	106	81	77	78
VOUCHER UTILIZATION %	116.09%	119.54%	120.69%	121.84%	120.69%	120.69%	117.24%	118.39%	121.84%	93.10%	88.51%	89.66%
VASH												
ACC UNIT MONTHS	214	214	214	214	194	194	194	194	194	194	194	194
CURRENT LEASED	165	163	158	154	157	158	161	161	161	162	166	165
VOUCHER UTILIZATION %	77.10%	76.17%	73.83%	71.96%	80.93%	81.44%	82.99%	82.99%	82.99%	83.51%	85.57%	85.05%
TOTAL												
ACC UNIT MONTHS	2284	2284	2284	2284	2264	2264	2264	2264	2264	2264	2264	2264
CURRENT LEASED	2106	2119	2121	2129	2143	2151	2165	2167	2184	2175	2224	2218
VOUCHER UTILIZATION %	92.21%	92.78%	92.86%	93.21%	94.66%	95.01%	95.63%	95.72%	96.47%	96.07%	98.23%	97.97%

HAP SUMMARY*	JUN'25	MAY'25	APR'25	MAR'25	FEB'25	JAN'25	DEC'24	NOV'24	OCT'24	SEP'24	AUG'24	JUL'24
ACC BUDGET	\$ 1,828,272	\$ 1,828,272	\$ 1,828,272	\$ 1,828,272	\$ 1,828,272	\$ 1,828,272	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160
ACTUAL HAP	\$ 1,791,990	\$ 1,850,085	\$ 1,855,793	\$ 1,849,435	\$ 1,858,730	\$ 1,843,569	\$ 1,843,149	\$ 1,832,705	\$ 1,825,578	\$ 1,825,417	\$ 1,829,383	\$ 1,803,139
PER UNIT COST	\$ 851	\$ 873	\$ 875	\$ 869	\$ 867	\$ 857	\$ 851	\$ 846	\$ 836	\$ 839	\$ 823	\$ 813
BUDGET UTILIZATION %	98.02%	101.19%	101.51%	101.16%	101.67%	100.84%	105.86%	105.26%	104.85%	104.84%	105.07%	103.56%

ACTIVITY SUMMARY	JUN'25	MAY'25	APR'25	MAR'25	FEB'25	JAN'25	DEC'24	NOV'24	OCT'24	SEP'24	AUG'24	JUL'24
# PORT IN BILLED	29	28	27	25	24	20	19	15	13	11	7	4
#PORT OUT UNDER CONTRACT	75	77	76	73	71	71	67	63	62	52	56	57
ZERO HAP	6	4	8	8	7	8	10	9	11	12	10	11
UTILITY ASSISTANCE PAYMENTS	122	116	122	119	125	150	121	134	125	137	137	117
NEW ADMISSIONS	**	10	6	12	10	7	0	9	3	3	11	30
INITIAL VOUCHERS SEARCHING	33	28	16	5	5	3	3	1	1	4	4	4
ACTUAL/ESTIMATED EOP	18	14	15	16	20	10	12	14	24	18	24	21
REMAIN ON WAITING LIST	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501

*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
2025**

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	115*	6	1****	24	20	10	30	31	0 (12)***	18	40	173	%
Jun-25	11**	0	1****	2	0	2	1	0	12***	0	1	4	97.7%
May-25	12**	0	1****	3	0	2	0	0	12***	1	1	4	97.7%
Apr-25	12**	0	1****	0	0	0	0	0	12***	0	0	0	100.0%
Mar-25	13**	0	1****	2	1	0	0	0	12***	0	1	2	98.9%
Feb-25	14**	0	1****	3	1	0	0	0	12***	0	2	3	98.3%
Jan-25	12**	0	1****	2	0	0	0	1	12***	0	2	3	98.3%
Dec-24	12**	0	1****	1	2	0	0	2	12***	0	1	5	97.1%
Nov-24	12**	0	1****	0	2	0	0	2	12***	0	1	5	97.1%
Oct-24	12**	0	1****	2	2	0	1	2	12***	0	0	5	97.1%
Sep-24	12**	0	1****	2	1	0	2	2	12***	1	0	6	96.6%
Aug-24	12**	0	1****	1	1	0	1	1	12***	1	0	4	97.7%
Jul-24	11**	0	1****	1	0	0	2	0	12***	0	0	2	98.9%

* Unit count adjusted by units offline - (18) uninhabitable and (8) less units due to rehab reconfiguration.

** Vacancy rate does not include units offline for construction; (8) units.

*** Full vacancy; (12) units, due to Camp Fire loss.

**** Laurel Street house donated as of 1/25/2024.

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	%
Jun-25	3	2	3	0	2	3	1	14	95.9%
May-25	3	2	4	0	2	0	0	11	96.8%
Apr-25	4	2	3	1	5	0	0	15	95.7%
Mar-25	4	2	3	1	4	0	0	14	95.9%
Feb-25	3	1	2	1	3	2	0	12	96.5%
Jan-25	4	2	3	2	2	2	2	17	95.1%
Dec-24	4	2	2	2	1	2	1	14	95.9%
Nov-24	3	2	3	1	1	1	2	13	96.2%
Oct-24	2	1	3	1	2	1	3	13	96.2%
Sep-24	2	2	2	2	3	1	2	14	95.9%
Aug-24	2	3	2	2	3	2	1	15	95.7%
Jul-24	2	4	2	1	5	1	2	17	95.1%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Jun-25	9
May-25	11
Apr-25	10
Mar-25	11
Feb-25	12
Jan-25	8
Dec-24	8
Nov-24	7
Oct-24	8
Sep-24	9
Aug-24	9
Jul-24	7

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Jun-25	3	1	6	2
May-25	5	1	4	2
Apr-25	6	0	2	3
Mar-25	7	0	2	3
Feb-25	8	0	2	1
Jan-25	8	0	2	2
Dec-24	9	0	1	2
Nov-24	7	1	2	0
Oct-24	8	0	1	0
Sep-24	8	0	1	1
Aug-24	11	0	2	1
Jul-24	6	0	1	0

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	20 Transfer list	6+	2078	6+	1673	6+
2	3258	3+			753	2+
3	772	2+	803	2+	459	2+
4	289	5+			142	4+
5					35	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	416	3	295	2
2	431	7			51	
3	27	2	31	6	15	
4	8	4+			4	
5					1	

MEMO

Date: June 13, 2025

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

As of June 13, 2025, the status of HACB construction activity follows:

2020A Bond – Activities:

- To date, **\$8,636,301** has been expended, representing approximately **91%** of the project fund. Expenses include the Property Condition Assessment Repairs completed at the six properties that were used to leverage the bond proceeds, and the larger scale capital improvement projects listed below.

Mayer Commons (formerly Kathy Court Apartments), Paradise:

- The building's completion and occupancy are delayed due to an issue with the cabinets that were delivered and installed. The general contractor is actively collaborating with the cabinet supplier to provide new cabinets that comply with the project specifications. At the time of this writing, the revised cabinet package is estimated to arrive in early-July.
- Interior work continued forward despite the setbacks encountered by the cabinets. Flooring installation, low voltage trim-out, and HVAC startup is complete. The remaining interior work is currently held up, pending delivery and installation of the new cabinets.
- Exterior work is nearly finished. Landscaping, irrigation, and parking lot striping have been completed, with the only remaining item being the shade structure, scheduled for delivery and installation by the end of June.
- The 'Tot Lot' play equipment is installed along with the installation of the poured-in-place rubber fall surfacing. HACB staff must arrange for a certified inspector to verify that the play equipment has been properly installed before use by residents.
- HACB staff, Town of Paradise staff, and RSC Associates, the third-party property manager, continue to collaborate on pre-leasing activities.
- To improve privacy for neighboring properties, the deck railings which face neighboring properties have been raised and a window was removed during the framing phase. Additionally, the Landscape Architect has specified the installation of fast-growing privacy shrubs in key areas. HACB staff will continue to work collaboratively with surrounding neighbors to address any remaining privacy concerns.

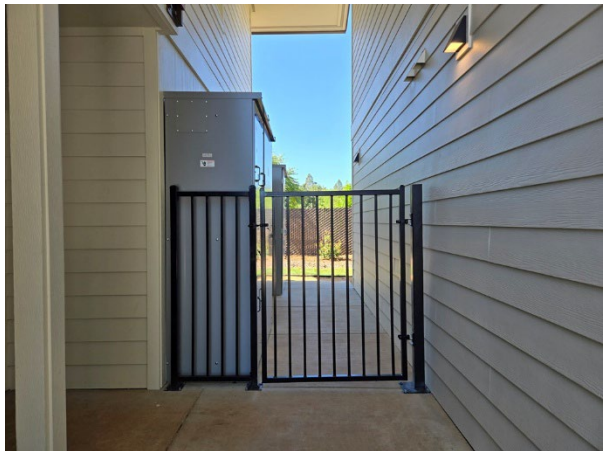
June 13, 2025
HACB Construction Status Memo
pg. 1



Photo of overall progress



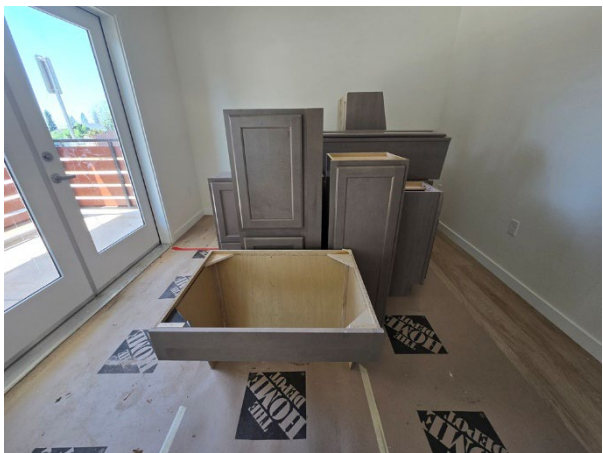
Parking lot striping complete



Decorative fencing complete



Community Garden complete



Existing cabinets removed for replacement

*June 13, 2025
HACB Construction Status Memo
pg. 2*

Lincoln Apartments, Chico: *Exterior Rehabilitation including repairs to the upper level walkway and staircases, painting of the building exterior, and replacement of the existing aluminum framed, single pane windows and electrical subpanels at the interior of each unit.*

- Rehabilitation work is now substantially complete.
- The building permit has been signed off by the City of Chico.
- HACB Staff, along with the architect conducted a punch-list walkthrough and furnished the contractor with a list of corrections. As of this writing, the punch-list items are substantially complete.
- Once the rehabilitation work is fully complete, the third-party property manager will coordinate the repainting of the remaining areas of the building through normal operating funds.



Photo of completed walkway repair



Photo of completed walkway repair



Photo of completed walkway repair



Photo of completed walkway repair

*June 13, 2025
HACB Construction Status Memo
pg. 3*

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

- The vacant lot is fully fenced, and the site is secure in anticipation of future development work.
- HACB staff is currently coordinating for the vacant lot to be abated for weeds, are required by the City of Oroville.
- HACB staff continue to dedicate efforts to exploring and pursuing all available funding opportunities to fulfil the \$9.7 million project budget.

Park Place Apartments, Oroville: *Exterior Site Rehabilitation with emphasis on an Accessible Path of Travel and replacement of the pergola.*

- PG&E has started their gas-line replacement project on-site in early May. PG&E is working closely with the third-party property manager, RSC Associates to ensure tenant safety. PG&E has estimated that the gas-line repair project will conclude in mid-June.
- Plans and specifications have been completed for remaining site work improvements which are currently being reviewed by the City of Oroville. The project will be put out-to-bid pending permit approval.
- It is anticipated that when PG&E completes the gas-line replacement project, the remaining site improvement project can commence.

Farm Labor Housing, Gridley: *State Water Board Backup Generator Funding Program*

- The Rural Community Assistance Corporation (RCAC) has submitted an Implementation Plan to the Division of Financial Assistance for approval. (DFA) Approval from DFA has been granted, allowing the engineer to proceed with the design phase. According to RCAC, 60% design drawings are expected by the end of September 2025, with final 100% design drawings anticipated by January 2026.

HACB Main Office Tenant Improvement Project, Chico: *Construction of new partition walls to create a new Section 8 and Accounting Office, along with improvements to the accessible pathway, as required by code.*

- The construction drawings (plans and specifications) have been approved by the City of Chico.
- An Invitation For Bid was advertised on June 3rd, 2025. Bids will be due on July 8th, 2025 and construction will commence shortly after a general contractor is identified.

12 Month HACB Construction Project Schedule - June, 2025

		Budgeted Amount	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Lincoln Apartments, Chico														
	Stair and Second Floor Walkway Repair Project	\$530,683												
Park Place Apartments, Oroville														
	Community Building Renovation and Site Improvements	\$649,038												
Mayer Commons (Kathy Court Apartments) Paradise														
	Replacement Project	\$6,738,294												
HACB Main Office														
	Tenant Improvement Project	\$59,850												
Fogg Avenue Apartments, Oroville														
	Design Development and Construction Drawings	\$450,000												
	Seek Funding and Grant Application Preparation	\$50,000												
Farm Labor Housing, Gridley														
	Well 03 Backup Generator Installation (Grant Funded)	\$411,637												

Total next 12 months: \$8,889,502

Design/Bid Phase

Construction Phase

Completed

MEMO

Date: June 12, 2025

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: Capital Fund Construction Projects – Status Update

As of June 12, 2025, the following summarizes the status of current HACB Capital Fund construction activities:

Bath Tub Refinishing – Select Units in Gridley/Biggs

- IFB to be issued 5/21/25.
- ICE: \$30,000.00
- Status: TBA – estimated to refinish approximately 30 bathtubs.

HVAC Replacement – Winston Gardens: 20 HVAC to replace aged/failing equipment

- IFB issued 1/6/25.
- Contract awarded to Expert In Your Home for \$178,550.00
- Status: Work to begin after completion of the safety and security project. End of June 2025.

Five-Year Environmental Review – All Sites

- RFP issued 8/27/24.
- Contract awarded to: E-Corp selected \$48,509.50
- Status: Final report complete. Next step - final publication and upload to HEROS.

HUD Safety & Security Grant – Winston Gardens (43-10)

- IFB issued: 8/15/2024
- Contract awarded to: Birchard Construction for \$496,711.00
- Status: Punchlist walk on 6/10/2025. Contractor will be working on the punch list week of June 16, 2025. Completion estimated at end of June.

Asbestos Floor Tile Abatement – All Sites

- Ongoing during unit turnover. 162 of 232 units completed

DETAILED CAPITAL FUND ACTIVITY BY CAPITAL FUND PROJECT

Capital Fund 2022, Funding Amount \$1,117,056.00 to be expended by May 11, 2026

This Capital Fund is 100% obligated and 99.61% expended.

- ACM Tile Replacement – All concrete-block units – ongoing
- HVAC Replacement Chico – Replace 35 HVAC unit which reached the end of their useful life. Completed
- Roof Replacements – Replace 70 roofs at 43-14 and 43-15 in Oroville. Replace aging and failing roofing systems fascia, soffit, gutters and downspouts, in progress. Completed

June 12, 2025
HUD Public Housing Capital Fund Report
pg. 1

- Architect Services – HMR to design plans for Safety and Security Improvements at Winston Gardens, in progress. Completed

Capital Fund 2023, Funding Amount \$1,147,379.00 to be expended by May 11, 2026

This Capital Fund is 99% obligated and 75% expended.

- ACM Tile Replacement – All concrete-block units – ongoing
- Paint Trim - at 43-14 and 43-15 in Oroville
- Fencing – add additional wrought iron fencing and access control systems to the perimeter of the property.
- Exterior Lighting – Upgrade exterior grounds and parking lot pole lighting to LED
- Security Camera – Install security cameras to the grounds and interior of the community room
- Access Control System – Install vehicle and pedestrian gates at Winston Gardens
- HVAC Replacement – Replace 20 HVAC unit which reached the end of their useful life
- Roof Replacement – Replace 15 roofs which reached the end of their useful life

Capital Fund 2023E, Safety and Security Grant for Winston Gardens, Funding Amount \$225,639.00 to be expended by September 17, 2025

This Capital Fund is 100% obligated and 97.83% expended.

- Fencing – add additional wrought iron fencing and access control systems to the perimeter of the property.
- Exterior Lighting – Upgrade exterior grounds and parking lot pole lighting to LED
- Security Camera – Install security cameras to the grounds and interior of the community room
- Access Control System – Install vehicle and pedestrian gates at Winston Gardens

Capital Fund 2024, Funding Amount \$1,159,420.00 to be expended by May 5, 2028

This Capital Fund is 47.69% obligated and 41.95% expended.

- HVAC Replacement Project– Select units, replace HVAC units which have reached the end of their useful life, in planning
- Bathroom Tub/Shower Remodel – Select concrete block units, in planning
- Paint – at 43-10 in Oroville – Select units in phases, in planning
- New Monument Signs – replace monuments signs at Rhodes Terrance and Shelton Oaks
- Paint – 2039 Forest Ave., HACB main office building and monument sign

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 6/12/2025																					
Capital Funds CF-22, CF-23, CF-23E																					
			CF-22				CF-23					CF-23E Safety and Security Grant			CF-24			Totals			
			Original	Obligated	Expended	Original	Obligated	Expended	Original	Obligated	Expended	Original	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)	58,149.00	58,149.00	58,149.00	45,668.00	45,668.00	45,668.00				231,314.00	231,314.00	231,314.00	335,131.000	335,131.000	-				
3	1408	Management Improvements				5,000.00						5,000.00	-	-	10,000.000	-	10,000.000				
4	1410	Administration (10% Max)	111,325.00	111,325.00	111,325.00	91,336.00	91,336.00	91,336.00				115,657.00	115,657.00	115,657.00	318,318.000	318,318.000	-				
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment																			
			947,582.00	947,582.00	943,223.67	1,005,375.00	1,002,304.13	719,257.77	225,639.00	225,639.00	220,735.87	807,449.00	205,981.22	139,443.72	2,986,045.000	2,022,661.025	963,383.975				
			1,117,056.00	1,117,056.00	1,112,697.67	1,147,379.00	1,139,308.13	856,261.77	225,639.00	225,639.00	220,735.87	1,159,420.00	552,952.22	486,414.72	3,649,494.000	2,676,110.025	973,383.975				
			100.00%		99.61%	99%		75%	100.00%		97.83%	47.69%		41.95%							

HUD Low Income Public Housing

Capital Fund Program Summary - Projects Proposed or Under Contract

		100 Reserved Budget	1406 Operations	1408 Mgmt. Improvements	1410 Admin	1480 General Capital Activity	Totals	"UC" Under Contract
Acct Code	Cash Available as of 6/12/2025	-	-	10,000.000	-	963,383.975	973,383.975	
	CF-22, CF-23, CF23E, CF24 Funding							
100	Reserved Budget	-					-	
1406	Operations		-				-	
1408	Management Improvements			10,000.000			10,000.000	
1410	Administration				-		-	
1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment					963,383.975	963,383.975	
							973,383.975	Total

0.00 0.00 0.00 0.00 0.00 0.00

MEMO

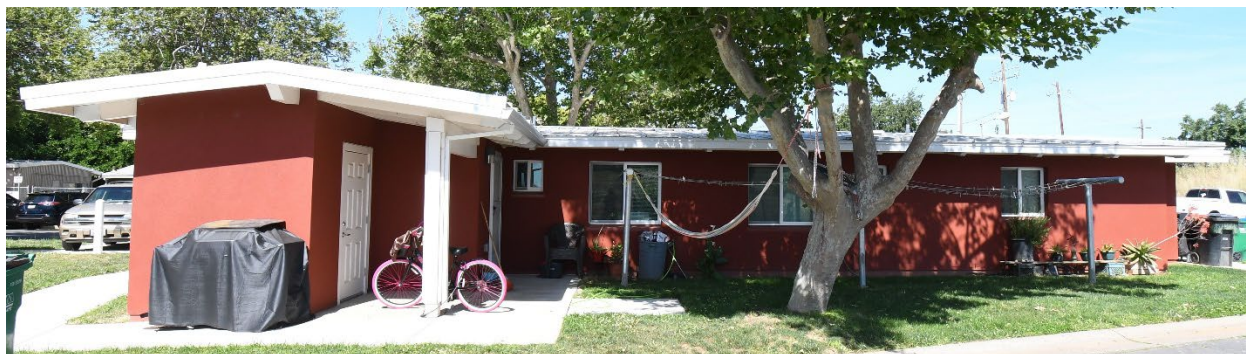
Date: June 12, 2025

To: HACB Board of Commissioners

From: Juan Meza, Public Housing Manager
Taylor Gonzalez, Project Manager

Subject: Farm Labor Housing, Gridley – status report

As of June 1st, there's a total of (78) occupied units. There were (2) move-in's and no move-out's during the month of May. A total of (11) concrete block units are vacant and are rent ready. (18) units are deemed uninhabitable, and (8) are offline, waiting for the next phase renovation. All of the remodeled units are currently occupied. **As residents move-out of the old 1930's-era wooden units the total number of units available for occupancy decreases as they are designated "Uninhabitable" with USDA-RD.** There are no pending unlawful detainers or intent to vacate notices at this time. Unpaid rents – there are several and AWI is in the process of collecting.



Renovated 1980's era Concrete Block Housing

AWI staff continue their marketing efforts. There are several applicants on the waiting list at this time, and AWI has brought in additional staff to help expedite turns. 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 one-month free rent move-in special for all applicants as well as installing new refrigerators in vacant units that don't currently have one to entice applicants to apply and eventually move-in.

Monthly rental income came in at \$5,336 less than budget at \$101,973. Monthly income is down due to vacancy loss being a little over \$2,649 more than what was budgeted for the month. Monthly expenses are \$38,815 more than budget at \$145,061. YTD our expenses are \$95,422 less than budget bringing our net profit to \$44,977 more than anticipated at \$53,496. Even though the property's income is down due to the YTD vacancy loss our YTD Expenses are lower as mentioned above, thus the increased positive number.

AWI has **now** heard back from USDA-RD in regards to their request for a waiver to house non-farm labor households. USDA has reiterated this request will be rushed thru the approval process.

The Market Study submitted to USDA-RD for review indicates there's a lack of farm workers in the area that meet the 514 criteria in order to house them at GFLH. The waiver request would permit occupancy by over-income and/or non-farm labor households, and allow current over-income residents to remain in their home helping decrease the vacancy on the property. Per Housing Community & Development (HCD) the site would still need to maintain at least (86) households that are farm labor eligible to remain in compliance.

Chavarria's Landscaping continues to service the landscaping needs of the property. AWI staff are in the process of obtaining bids for painting the exterior of the maintenance building and replacing the golf cart/batteries.



Unrenovated 1980's era Concrete-block Unit

Mi C.A.S.A.'s monthly food distribution was held on June 10th, 2025. Mi CASA's Spring Session is now completed, and staff is now preparing for their Summer Session of classes that will be held during the months of July and August. Staff is reporting that they have (35-40) students attending classes on a daily basis. For the 2025 NAHRO "What Home Means to Me" poster contest we received several entries from Mi C.A.S.A. students which were voted on by HACB staff and Board members to determine which entry would be presented at the NorCal/Nevada NAHRO conference that was held on January 27-28th, 2025. The HACB poster entry won the Elementary category at the NAHRO conference and moved on to the PSWRC NAHRO conference that was held in May, 2025 in Fresno, CA but unfortunately the poster did not move on to National Competition.

The NVCSS Promotores Dual Language Learning (DLL) program is currently working with (14-16) families weekly within the community building on Staff Dr. Promotores staff would like to move forward with a plan to introduce a hydroponic unit to grow herbs and tomatoes as part of a community garden for all residents. The location for the community garden has been approved as they will using raised plantar beds. The location suggested is an area near the chapel where the raised plantar beds will be located.



State Demonstration “Demo” Housing Unit

AWI continues their efforts to renovate the old concrete block units. AWI was able to renovate (2) of the cinderblock units last year and plan to rehab another (2-4) cinderblock units this year. Lead abatement has been completed for the rental units at 1464/1468/1478/1482 Ogden Ave., and bids are in hand for the rehab and window installation for all four units.

Additional funds are being sought to continue property building renovation. The USDA is not a factor. 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 pressing – only nine of the original twenty-four wooden units are habitable.



1930’s era Wood Frame Units

Regarding the Well Backup Generator Project, an engineering assessment recommended installing a 200 KW natural gas generator. The Rural Community Assistance Corporation (RCAC) has submitted an Implementation Plan to the Division of Financial Assistance (DFA) for approval. Approval from DFA has been granted, allowing the engineer to proceed with the design phase. According to RCAC, 60% design drawings are expected by the end of September 2025, with final 100% design drawings anticipated by January 2026.

Please find third party property manager AWI’s May, 2025 report following.

Gridley Farm Labor Housing May 2025



Separate *Variance Report* explaining budget differences and expenditures.

The current reserve balance is \$92,581.99.

Updates:

GFLH has 11 units available for occupancy. There were 2 move-ins and no move-outs during the month of May.

As of the end of March.

- 78 Occupied
- 8 units held for the next phase of rehab / in house rehab
- 18 units deemed uninhabitable (old wooden units)
- 11 units available for occupancy

Future Rehab Units:

- **2-4 units are planned for renovation in 2025. Lead abatement has been completed in OG1478, OG1482, OG1464 & OG1468**
 - OG1478 – Abatement completed. Bids in hand for rehab and window installation.
 - OG1482 – Abatement completed. Bids in hand for rehab and window installation.
 - OG1464 – Abatement started. Bids in hand for rehab and window installation.
 - May have to complete this in 2026 depending on funds.
 - OG1468 – Abatement started. Bids in hand for rehab and window installation.
 - May have to complete this in 2026 depending on funds.



The staff are processing all qualifying applications on hand. USDA-RD has acknowledged receipt of the farm labor unit waiver and are expediting approval. Per HCD the site will still have to maintain 86 farm labor units to maintain compliance with Serna.

Important Note: As residents move out of the “old wooden units” the total number of units available for occupancy decreases as they are marked uninhabitable with USDA-RD.

Advertising is ongoing via Craigslist, The Publisher, Flyers, Signage, resident referral, move in specials and outreach to ag employers, canneries, etc...

We are starting the bidding process for the following 2025 / 2026 fiscal year capital items:

- Golf cart replacement vs battery replacement
 - Bids are in hand for a golf cart replacement.
 - Prices range between 9k - 12k
 - Pending bids for a battery replacement.
 - Costco offers batteries but with poor reviews.
 - Pending quotes for a shop to replace the batteries.
- Painting of maintenance building
 - 2 bids in hand

Estimates will be forwarded for approval once obtained and reviewed.



Gridley Farm Labor 645
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 124,900.00	\$ 127,302.00	\$ (2,402.00)	\$ 998,604.00	\$ 1,018,416.00	\$ (19,812.00)
Vacancies	\$ (21,537.00)	\$ (18,888.00)	\$ (2,649.00)	\$ (177,723.00)	\$ (151,104.00)	\$ (26,619.00)
Manager's Unit	(1,906.00)	(1,382.00)	(524.00)	(16,555.00)	(11,056.00)	(5,499.00)
Total Tenant Rent	\$ 101,457.00	\$ 107,032.00	\$ (5,575.00)	\$ 804,326.00	\$ 856,256.00	\$ (51,930.00)
Other Project Income:						
Laundry Income	\$ 182.70	\$ 163.33	\$ 19.37	\$ 1,209.67	\$ 1,306.66	\$ (96.99)
Interest Income	234.88	23.67	211.21	1,862.69	189.34	1,673.35
Restricted Reserve Interest Incom	61.89	0.00	61.89	524.20	0.00	524.20
Other Tenant Income	37.50	91.67	(54.17)	117.50	733.34	(615.84)
Other Project Income	\$ 516.97	\$ 278.67	\$ 238.30	\$ 3,714.06	\$ 2,229.34	\$ 1,484.72
Total Project Income	\$ 101,973.97	\$ 107,310.67	\$ (5,336.70)	\$ 808,040.06	\$ 858,485.34	\$ (50,445.28)
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 59,094.71	\$ 42,136.40	\$ 16,958.31	\$ 272,860.74	\$ 337,091.30	\$ (64,230.56)
Utilities (Page 3)	33,084.49	11,582.09	21,502.40	83,900.25	92,656.68	(8,756.43)
Administrative (Page 3)	20,750.85	17,803.83	2,947.02	136,103.98	142,430.66	(6,326.68)
Taxes & Insurance (Page 3)	11,074.83	11,074.83	0.00	100,987.53	88,598.66	12,388.87
Other Taxes & Insurance (Page 4)	3,683.95	6,271.75	(2,587.80)	23,421.18	50,174.00	(26,752.82)
Other Project Expenses (Page 4)	1,313.80	1,318.34	(4.54)	8,798.40	10,546.68	(1,748.28)
Total O&M Expenses	\$ 129,002.63	\$ 90,187.24	\$ 38,815.39	\$ 626,072.08	\$ 721,497.98	\$ (95,425.90)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$.38	\$ 100,471.68	\$ 100,468.66	\$ 3.02
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 5,000.00	\$ 5,000.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	23,000.00	23,000.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.58	\$.38	\$ 128,471.68	\$ 128,468.66	\$ 3.02
Total Project Expenses	\$ 145,061.59	\$ 106,245.82	\$ 38,815.77	\$ 754,543.76	\$ 849,966.64	\$ (95,422.88)
Net Profit (Loss)	\$ (43,087.62)	\$ 1,064.85	\$ (44,152.47)	\$ 53,496.30	\$ 8,518.70	\$ 44,977.60

Gridley Farm Labor 645
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (61.89)	\$ 0.00	\$ (61.89)	\$ (524.20)	\$ 0.00	\$ (524.20)
T & I Transfers	(10,612.14)	0.00	(10,612.14)	(20,438.57)	0.00	(20,438.57)
Operating-MMKT-FFB*	(121.74)	0.00	(121.74)	(5,992.60)	0.00	(5,992.60)
Cash - Payroll Control	0.00	0.00	0.00	(13,625.00)	0.00	(13,625.00)
Tenants Security Deposits - FLH	500.00	0.00	500.00	47.00	0.00	47.00
Tenant Receivables	(1,257.00)	0.00	(1,257.00)	3,281.42	0.00	3,281.42
Other Receivables	7,713.42	0.00	7,713.42	(29,391.04)	0.00	(29,391.04)
Rental Assistance	299.00	0.00	299.00	(8,608.00)	0.00	(8,608.00)
Accounts Payable - Trade	6,150.73	0.00	6,150.73	(638.47)	0.00	(638.47)
Accrued Sewer Fees	1,969.58	0.00	1,969.58	19,756.64	0.00	19,756.64
Accrued Property Taxes	2,500.00	0.00	2,500.00	705.00	0.00	705.00
Prepaid Rents	(48.00)	0.00	(48.00)	0.00	0.00	0.00
Accrued Property Taxes	1,528.08	0.00	1,528.08	12,111.32	0.00	12,111.32
Accrued Local Administration Fee	625.00	0.00	625.00	(2,500.00)	0.00	(2,500.00)
Total Other Cash Flow Items	<u>\$ 9,185.04</u>	<u>\$ 0.00</u>	<u>\$ 9,185.04</u>	<u>\$ (45,816.50)</u>	<u>\$ 0.00</u>	<u>\$ (45,816.50)</u>
Net Operating Cash Change	<u><u>\$ (33,902.58)</u></u>	<u><u>\$ 1,064.85</u></u>	<u><u>\$ (34,967.43)</u></u>	<u><u>\$ 7,679.80</u></u>	<u><u>\$ 8,518.70</u></u>	<u><u>\$ (838.90)</u></u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 39,810.95	\$ 47,490.75	\$ 7,679.80
Operating-MMKT-FFB*	160,948.03	166,940.63	5,992.60
FLH Operating Acct TCB**	77,838.00	77,838.00	0.00
FLH Operating Acct-Umpq**	255,643.00	255,643.00	0.00
Tax & Insurance - FFB	92,559.11	112,414.16	19,855.05
Tax & Insurance - MMKT - FFB*	88,183.74	88,767.26	583.52
RD Reserves - FFB	9,057.79	12,117.42	3,059.63
RD Reserves - MMKT - FFB*	60,000.00	80,464.57	20,464.57
FLH Security Deposits-TCB**	49,340.00	49,340.00	0.00
FLH Reserves-TCB**	364,191.00	364,191.00	0.00

Payables & Receivables:

Accounts Payable - Trade	0.00	(638.47)	(638.47)
Rents Receivable - Current Tenants	2,593.35	(722.07)	(3,315.42)
Allowance for Doubtful Accounts	(60.00)	(60.00)	0.00
Other Tenant Charges Receivable	0.00	34.00	34.00

Gridley Farm Labor 645
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 11,599.19	\$ 8,652.83	\$ 2,946.36	\$ 68,105.45	\$ 69,222.66	\$ (1,117.21)
Janitorial/Cleaning Supplies	0.00	152.67	(152.67)	848.16	1,221.34	(373.18)
Plumbing Repairs	0.00	227.75	(227.75)	3,659.00	1,822.00	1,837.00
Painting & Decorating	270.25	208.33	61.92	1,189.42	1,666.66	(477.24)
Repairs & Maintenance - Supply	1,462.66	1,597.33	(134.67)	10,233.82	12,778.66	(2,544.84)
Repairs & Maintenance - Contract	(15,002.63)	2,508.08	(17,510.71)	733.01	20,064.66	(19,331.65)
Grounds Maintenance	8,854.92	9,020.00	(165.08)	76,888.68	72,160.00	4,728.68
Pest Control Service	245.00	228.33	16.67	4,165.00	1,826.66	2,338.34
Fire/Alarm Services	143.72	100.00	43.72	1,350.66	800.00	550.66
Security Service	1,809.60	1,900.00	(90.40)	15,214.80	15,200.00	14.80
Repairs & Maintenance - Other	49,712.00	13,225.00	36,487.00	85,769.10	105,800.00	(20,030.90)
Repairs & Maintenance - Flooring	0.00	2,100.00	(2,100.00)	0.00	16,800.00	(16,800.00)
Repairs & Maintenance - Appliance	0.00	1,025.00	(1,025.00)	3,093.06	8,200.00	(5,106.94)
Repairs & Maintenance - HVAC	0.00	437.50	(437.50)	0.00	3,500.00	(3,500.00)
Repairs & Maintenance - Water Heaters	0.00	283.33	(283.33)	0.00	2,266.66	(2,266.66)
HVAC Repairs	0.00	428.58	(428.58)	1,310.00	3,428.66	(2,118.66)
Tenant Services	0.00	41.67	(41.67)	300.58	333.34	(32.76)
Total Maint. & Operating Exp.	\$ 59,094.71	\$ 42,136.40	\$ 16,958.31	\$ 272,860.74	\$ 337,091.30	\$ (64,230.56)
Utilities:						
Electricity	\$ 11,035.13	\$ 2,791.67	\$ 8,243.46	\$ 24,254.95	\$ 22,333.34	\$ 1,921.61
Water	17,070.63	2,916.67	14,153.96	18,847.17	23,333.34	(4,486.17)
Sewer	2,469.58	2,469.58	0.00	21,266.51	19,756.66	1,509.85
Heating Fuel/Other	392.00	904.17	(512.17)	2,467.02	7,233.34	(4,766.32)
Garbage & Trash Removal	2,117.15	2,500.00	(382.85)	17,064.60	20,000.00	(2,935.40)
Total Utilities	\$ 33,084.49	\$ 11,582.09	\$ 21,502.40	\$ 83,900.25	\$ 92,656.68	\$ (8,756.43)
Administrative:						
Manager's Salary	\$ 11,693.62	\$ 8,789.33	\$ 2,904.29	\$ 65,794.54	\$ 70,314.66	\$ (4,520.12)
Management Fees	7,990.00	7,990.00	0.00	59,960.00	63,920.00	(3,960.00)
Bad Debt Expense	5.00	0.00	5.00	145.25	0.00	145.25
Auditing	666.67	666.67	0.00	5,333.36	5,333.34	.02
Bookkeeping Fees	350.00	0.00	350.00	1,750.00	0.00	1,750.00
Legal	0.00	208.33	(208.33)	0.00	1,666.66	(1,666.66)
Other Administrative Expenses	45.56	149.50	(103.94)	3,120.83	1,196.00	1,924.83
Total Administrative Expense	\$ 20,750.85	\$ 17,803.83	\$ 2,947.02	\$ 136,103.98	\$ 142,430.66	\$ (6,326.68)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 1,528.08	\$ 1,528.08	\$ 0.00	\$ 12,111.32	\$ 12,224.66	\$ (113.34)
Special Assessments	2,500.00	2,500.00	0.00	32,122.09	20,000.00	12,122.09
Property Insurance	7,046.75	7,046.75	0.00	56,754.12	56,374.00	380.12

Gridley Farm Labor 645
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Total Taxes & Insurance Expense	\$ 11,074.83	\$ 11,074.83	\$ 0.00	\$ 100,987.53	\$ 88,598.66	\$ 12,388.87
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,758.60	\$ 1,579.33	\$ 179.27	\$ 12,715.87	\$ 12,634.66	\$ 81.21
Other Taxes, Fees & Permits	0.00	416.67	(416.67)	939.34	3,333.34	(2,394.00)
Bond Premiums	0.00	106.00	(106.00)	481.26	848.00	(366.74)
Worker's Compensation Insurance	845.80	937.50	(91.70)	5,259.96	7,500.00	(2,240.04)
Personnel Medical Insurance	1,079.55	3,232.25	(2,152.70)	4,024.75	25,858.00	(21,833.25)
Total Other Taxes & Insurance	\$ 3,683.95	\$ 6,271.75	\$ (2,587.80)	\$ 23,421.18	\$ 50,174.00	\$ (26,752.82)
Other Project Expenses						
Telephone & Answering Service	\$ 97.21	\$ 83.83	\$ 13.38	\$ 756.31	\$ 670.66	\$ 85.65
Internet Service	427.51	366.17	61.34	3,236.77	2,929.34	307.43
Advertising	0.00	125.00	(125.00)	347.17	1,000.00	(652.83)
Water/Coffee Service	0.00	12.67	(12.67)	46.19	101.34	(55.15)
Office Supplies & Expense	338.46	370.17	(31.71)	2,865.23	2,961.34	(96.11)
Postage	0.00	35.33	(35.33)	215.69	282.66	(66.97)
Toner/Copier Expense	22.46	40.17	(17.71)	142.44	321.34	(178.90)
Travel & Promotion	0.00	144.58	(144.58)	220.00	1,156.66	(936.66)
Training Expense	428.16	104.17	323.99	840.24	833.34	6.90
Credit Checking	0.00	36.25	(36.25)	0.00	290.00	(290.00)
Employee Meals	0.00	0.00	0.00	128.36	0.00	128.36
Total Other Project Expenses	\$ 1,313.80	\$ 1,318.34	\$ (4.54)	\$ 8,798.40	\$ 10,546.68	\$ (1,748.28)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$.38	\$ 100,471.68	\$ 100,468.66	\$ 3.02
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 5,000.00	\$ 5,000.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	23,000.00	23,000.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.58	\$.38	\$ 128,471.68	\$ 128,468.66	\$ 3.02
Total Expenses	<u>\$ 145,061.59</u>	<u>\$ 106,245.82</u>	<u>\$ 38,815.77</u>	<u>\$ 754,543.76</u>	<u>\$ 849,966.64</u>	<u>\$ (95,422.88)</u>
Reserves	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>

Date: June 12, 2025

MEMO

To: HACB Board of Commissioners

From: Larry Guanzon, Executive Director

Subject: Agenda Item 3.10 - Status Report: Bond-Financed and Other-owned Properties

Bond-Financed

- Alamont Apartments, Chico (30 units, family)
- Cordillera/Cameo Apartments, Chico (20 units, family)
- Evanswood Estates, Oroville (31 units, family)
- Lincoln Apartments, Chico (18 units, family)
- Locust Apartments, Chico (10 units, family)
- Park Place Apartments, Oroville (40 units, senior)

Other-Owned

- Gridley Springs II, Gridley (24 units, family)
- Mayer Commons, Paradise (12 units, family)
- 2131 Fogg Ave, (1 single family house)

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

Alamont Apartments, Chico (30 units, family, RSC) – There was one (1) vacancy as of the first of June. No turnover occurred during the month and all rents were collected for the month. There is zero (0) additional 30-day notices to vacate. Total monthly income is \$2,152 more than budget, at \$33,818. YTD Total Income came in \$11,708 more than budget at \$265,087. Total monthly expenses are \$2,682 less than anticipated, bringing the NOI to \$4,835 more than budget, at \$24,983. YTD NOI is \$22,120 more than budget at \$178,382. YTD capital improvements are \$8,835 less than anticipated at \$6,714. which consists of Flooring, Interior Paint, new refrigerator and dishwasher. Owner Distribution for May totals \$12,922.66 and YTD totals \$149,543.07.



Alamont Apartments, 811 West East Avenue, Chico

Cordillera/Cameo Apartments, Chico (20 units, family, RSC) - The property had zero (0) vacancy as of May 1st. There are no additional 30-day notices. RSC is in the process of collecting unpaid rents as reiterated in their monthly narrative. Total YTD income is higher than budget by \$4,287 at \$132,403. Total YTD Operating Expenses are lower by \$9,358 at \$57,421 with YTD NOI higher than budget at \$74,982 or \$13,646 more than budget. The owner distribution for the month was \$0 and YTD totals \$35,349.80.



Cordillera Apartments, Cameo Way, Chico

Evanswood Estates Apartments, Oroville (31 units, family, RSC) – There was zero (0) vacancies as of the 1st of June. There is no pending 30-day notice to vacate. RSC is collecting the unpaid balances owed which consist of veteran's approval for future rents. Total YTD income is \$18,118 more than anticipated, at \$338,656. YTD vacancy loss is more than budget by \$3,681 at \$13,881. Total YTD Operating Expenses are \$31,653 more than budget, at \$205,553. NOI is less than budget, at \$136,102. The decrease in NOI is due to Administrative, Utility, Turnover, and Maintenance expenses being high than anticipated. Owner distribution for the month totaled \$16,685.52 and YTD \$116,146.74.

Evanswood Estates Apartments, Oroville Units #21, 25, and 33, tracked separately, were occupied with no unpaid rents. YTD Income is slightly above budget by \$573 at \$28,345. Expenses are all within or slightly ahead of budget, with expenses being lower than budget. NOI is \$2,504 more than budget, at \$16,914. The owner distribution for the month was \$2,585.59 and YTD \$14,123.42



Evanswood Estates, Table Mountain Boulevard, Oroville - new exteriors.



Lincoln Apartments, 474 East 12th Street, Chico

Lincoln Apartments, Chico (18 units, family, RSC) – Lincoln Apartments had zero (0) vacancy as of the first of the month. One move-in did occur during the previous month. All rents were collected for the month. Total YTD income is above budget by \$10,500 at \$133,743. YTD Expenses are under budget by \$9,574, bringing NOI to \$20,074 more than budget at \$78,281. Owner Distribution for the month was \$3,649.25 and YTD \$45,480.19. Exterior Rehabilitation including repairs to the upper level walkway and staircases, and painting of the building exterior are in process with the new contractor and set to be completed within the next 30-60 days. HACB and 3rd party property manager (RSC) as well as, the general contractor developed a strategic plan to minimize tenant disturbances during construction. The first and second phases of construction were completed during January of 2025.

Locust Apartments, Chico (10 units, family, RSC) – The property has two (2) vacancies as of June 1st. All rent was collected for the month. Total income for the month is ahead of budget by \$114 at \$8,070. YTD Income comes in at \$3,362 more than budget at \$71,290. Total Monthly Expenses are higher than budget by \$4,204 due to the monthly turnover costs. YTD NOI is \$6,951 more than anticipated at \$43,544. Owner distribution for May was \$0.00 and YTD total \$33,655.72. The majority of bond-funded capital improvements are complete, with replacement of water heaters, range hoods, and GFCI outlets installed.



Locust Apartments, 1519 Locust Street, Chico



Park Place Apartments, 2105 Park Avenue, Oroville

Park Place Apartments, Oroville (40 units, senior, RSC) – The month ended with one (1) vacancy with no 30-day notices to vacate. All rents were paid for the month. Monthly Income is slightly higher than budget by \$1,727 at \$30,441. YTD Income is \$4,384 more than budget at \$239,254. Monthly Expenses are lower than budget by \$4,321 at \$13,381; bringing NOI to \$6,049 more than budget, at \$17,060. YTD NOI is \$24,473 more than budget at \$144,660. The owner distribution for the month was \$8,122 and YTD totals \$46,834.11. Bond-funded work, including equipment and pergola replacements, upgrade of the Community Room, and site path of travel improvements, are in process, with property management collecting bids - work is anticipated for early 3rd & 4th quarter in 2025. We are also working with P G & E due to old gas lines having to be replaced at the site. Property easements are being sought in order for P G & E to replace old gas lines. P G & E has agreed to work with the HACB cooperatively as we will be upgrading all sidewalks to ADA compliance. P G & E have started to replace the old gas lines and work with the HACB and the residents.

Other-Owned Properties

Gridley Springs II, Gridley (24 units, Family, Arrowhead Housing) The property has two (2) vacancies as of early June. Applications are being processed for the current vacancies with two move-ins anticipated for this month. There are no additional 30-day notices. Property management has transitioned to Arrowhead Housing. The property annual inspections have been completed. The dumpster areas have been painted. The monthly financials have been revised with Arrowhead Housing's enclosed. Expenses were moved into the appropriate line items. The "Bad Debt" write-offs were moved to the suspense account to be written off at fiscal year-end. The YTD income comes in at \$11,810 less than budget at \$146,993. The income overall is less due to the vacancy loss being higher than budget at \$22,631.00. The property in the last two months has had 4 vacant units. YTD Operating Expenses comes in at \$10,890 more than budget at \$138,786 bringing the YTD NOI to \$8,207 or less than budget. Administrative, Utilities,

Operating & Taxes / Insurance all come in higher than anticipated.

The replacement funds request which was rejected by HCD was voided, as this was pre-approval for funds since it was over \$10,000. The HVAC unit was repaired as opposed to replacement.

Please find Arrowhead's short narrative, following.



Gridley Springs Apartments II, 210 Ford Avenue, Gridley

Mayer Commons (Kathy Court Apartments), Paradise (12 units, family, RSC) – **Applications are being processed for new prospective households.** Exterior construction is now complete, including landscaping, site concrete, and parking lot striping. The only outstanding exterior item is the shade structure, which is scheduled for delivery in June.

Interior work still to be completed includes the installation of the new cabinets and countertops, along with remaining plumbing fixtures such as sinks and faucets, which are currently on hold pending cabinet installation. The general contractor reports that the cabinets are expected to ship from the supplier in the first week of July and arrive on-site the following week.

Due to the cabinet delay, final project completion is now anticipated in early August. See additional information under Taylor Gonzalez, Project Manager Construction Report.

2131 Fogg Ave, Oroville (SFH, HACB) – The vacant lot is fully fenced and secure, awaiting future development. Staff is currently coordinating to have the lot mowed for weed abatement purposes and funding opportunities are continually being explored. See additional information under Taylor Gonzalez, Project Manager Construction Report.



June 11, 2025

Larry Guanzon
Executive Director
Housing Authority of the County of Butte
2039 Forest Ave
Chico, CA 95928

RE: May 2025 HACB Monthly Financial Package

Dear Mr. Guanzon:

Below is a summary of the May 2025 key operational activities and highlights of significant financial results for HACB properties managed by RSC Associates, Inc. For additional details, please review the following comprehensive financial reports provided for each property.

May is officially recognized as **AFFORDABLE HOUSING MONTH** – a time to celebrate the powerful role housing plays in building stability, opportunity, and dignity in our communities. Affordable housing is more than shelter – it's the foundation for healthier families, thriving children, and vibrant neighborhoods. Every unit built or preserved opens door to brighter futures.

If you have any questions or concerns, please get in touch with Patti or me.

Respectfully,

Susan Critser, CPM
Regional Property Manager
530-893-8228 Ext 240
scritser@rsc-associates.com

**1519 Locust Street
May 2025**



Monthly Highlights:

Updates—We leased unit #7 to a Housing participant in May. The move-in date is pending inspection. Unit #3 was also leased to a Housing participant. We passed the inspection on unit #3.

Occupancy -

- ✓ At the end of May, we expect both units #7 & #3 to be occupied.

Rent Collection -

- ✓ There are no delinquent rents for May 2025.

Expense Variances -

- ✓ Total Operating Expenses were over budget by \$4,204. This was due to turnover costs for units #3 & #7. Year to date, we are under budget by 11.45%.
- ✓ NOI is under budget for the month; however, it is ahead of budget by \$9,972.80 year-to-date.

Capital Expenses -

- ✓ In unit #7, we replaced carpet and LVP. The tenant had lived there for 10 years.

Owner Distributions -

- ✓ No owner distribution for May. Year to date totaled \$33,655.72.

UNIT #3 MOVE-IN READY



UNIT #7 MOVE-IN READY



Alamont Apartments May 2025



Monthly Highlights:

Updates – Unit #29 is vacant. A couple of the pre-move-out pictures are below.

Occupancy -

- ✓ Occupancy for May totaled 96.66%. We have leased unit #29, a one-bedroom.

Rent Collection -

- ✓ We concluded May with no delinquencies.

Expense Variances -

- ✓ The Total Operating Expenses were under budget at 23.29%.

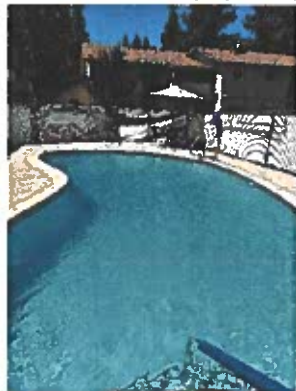
Capital Expenses -

- ✓ No capital improvements for May.

Owner Distributions -

- ✓ The owner distribution, for May, totaled \$12,922.66. Year to date totaled \$149,543.07.

SPRING OPENING OF POOL



PRE-MOVE-OUT INSPECTION #29



Cordillera/Cameo Drive Apartments May 2025



Monthly Highlights:

Updates - May total rental income exceeded the budget by 2.59%.

Occupancy –

- ✓ Occupancy for May totaled 100%. No new notices to move out.

Rent Collection -

- ✓ Unit #45-3 has a balance of \$1,275.00 paid in May.
- ✓ Unit #53-2 owes \$213.37. A payment arrangement for carpet repair due to tenant damage.

Expense Variances -

- ✓ Total Operating Expenses were under budget in May by 10.71% and year to date by 13.59%.

Capital Expenses -

- ✓ No capital improvements for May.

Owner Distributions -

- ✓ The owner distribution, for May, totaled 4,335.66. Year to date totaled \$39,985.46.

EXTERIOR PHOTOS



1" PIPE UNDERGROUND REPLACED in front of building #41



Evanswood Estates Apartments May 2025



Monthly Highlights:

Updates - Rental income exceeded the budget by 7.96% and year-to-date by 2.22%.

Occupancy -

- ✓ Occupancy totaled 100% in May.

Rent Collection -

- ✓ #65 has a balance owed of \$4,125.00. VASA has approved this tenant and will be paying rent.

Expense Variances -

- ✓ Total Operating Expenses were under budget at \$6,472.09 in May and over budget for the year.

Capital Improvements -

- ✓ LVP was replaced in unit #41.

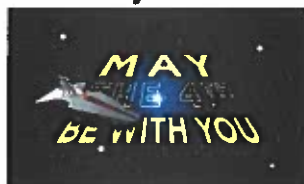
Owner Distributions -

- ✓ The owner distribution, for May, totaled \$16,685.52. Year to date totaled \$116,146.74.

EXTERIOR PHOTOS



Evanswood #21, #25, and #33 May 2025



Monthly Highlights:

Updates - Income for May exceeded the budget by 4.88% and year-to-date by 2.07%.

Occupancy –

- ✓ Totaled 100% at the end of May with no new notices.

Rent Collection –

- ✓ There are no delinquent rents for May 2025

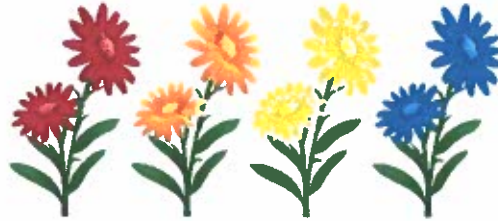
Expense Variances—

- ✓ Total operating expenses in May were under budget at \$320.88.

Distributions –

- ✓ The owner distribution, for May, totaled \$2,585.59. Year to date totaled \$14,123.42.

Mayer Commons May 2025



Monthly Highlights:

Updates - Construction for Mayer Commons continues. Completion has been delayed and is now scheduled for August.

Taylor Gonzalez will provide construction updates and photos.

We are still accepting applications.

Lincoln Apartments May 2025



Monthly Highlights:

Updates –

- ✓ Balcony renovations are wrapping up. Taylor Gonzalez will provide construction updates and photos.
- ✓ Rental income for May totaled \$16,117.42 exceeding budget by 10.24%.

Occupancy -

- ✓ We had a new move-in on 5/5/25 for unit #18. We are now fully occupied with no notices.

Rent Collection -

- ✓ No delinquent rents for the month.

Expense Variances -

- ✓ Total Operating Expenses were under budget at \$6,037.95 or 55.32% in May.

Capital Improvements -

- ✓ No capital expenses in May.

Owner Distributions -

- ✓ The owner distribution, for May, totaled \$3,649.25. Year to date, it totaled \$45,480.19.

Park Place May 2025



Monthly Highlights:

Updates -

- ✓ PG&E is almost done with the gas line project, and the ETA is mid-June.
- ✓ Net Rental income exceeded the budget by 7.52% and year-to-date by 2.61%.

Occupancy -

- ✓ Totaled 97.50% at the end of May. Unit #36 is being marketed.

Rent Collection -

- ✓ There are no delinquent rents in May.

Expense Variances -

- ✓ Total operating expenses for May were over budget by \$4,321.83. We are under budget year to date by 17.52%.

Capital Improvements -

- ✓ No capital expenses in May.

Owner Distributions -

- ✓ The owner distribution, for May, totaled \$8,122.00. Year to date, it totaled \$46,834.11.

**NEW ASPHALT ON
PARK AVENUE**



**PG&E CONSTRUCTION
PROJECT CONTINUES**



UNIT #36 RENT READY CONDITION



GRIDLEY SPRINGS

June 2025

Property Status:

Gridley Springs 1 (GS1):

- **1** current vacant unit; **1** notice to vacate.
- We are **diligently working on move-in files** and have an applicant for each upcoming vacancy and NTV. One anticipated move in for vacant this week.
- We had the **HOME inspection on May 15th**. We have not heard back yet, but the inspector said everything looked good
- ---

Gridley Springs 2 (GS2):

- **2** vacant units; **0** notice to vacate.
- We are **diligently working on move-in files** and have an applicant for each upcoming vacant unit. We have **2 anticipated move ins this week**.
- Annual inspections have been completed.
- NorCal painted the dumpster area at no charge
- Annual inspections have been completed.
- We did a temporary patch on the asphalt by the driveway entrance.
-

Sincerely,

Laurie Hunter

Gridley Springs 2 Budget Comparison May 31, 2025

	Month Ending 05/31/2025				Year to Date 05/31/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Rental Income								
5120 - Rent Revenue -- Gross Potential	19,768.00	19,768.00	0.00	0.00	98,840.00	98,840.00	0.00	0.00
5180 - Local Section 8 Subsidy Revenue	233.00	233.00	0.00	0.00	2,200.00	1,165.00	1,035.00	88.84
5195 - Leases Less than Market	115.00	0.00	115.00	100.00	(28.00)	0.00	(28.00)	(100.00)
5196 - Leases in Excess of Market	1,541.00	0.00	1,541.00	100.00	3,363.00	0.00	3,363.00	100.00
Total Rental Income	21,657.00	20,001.00	1,656.00	8.27	104,375.00	100,005.00	4,370.00	4.36
Vacancy, Losses & Concessions								
5220 - Vacancy Loss - Apartments	(5,013.00)	(400.00)	(4,613.00)	(1,153.25)	(18,048.00)	(2,000.00)	(16,048.00)	(802.40)
Total Vacancy, Losses & Concessions	(5,013.00)	(400.00)	(4,613.00)	(1,153.25)	(18,048.00)	(2,000.00)	(16,048.00)	(802.40)
Net Rental Income	16,644.00	19,601.00	(2,957.00)	(15.08)	86,327.00	98,005.00	(11,678.00)	(11.91)
Financial Income								
5440 - Interest Revenue -- Replacement Reserve	2.55	0.00	2.55	100.00	12.43	0.00	12.43	100.00
Total Financial Income	2.55	0.00	2.55	100.00	12.43	0.00	12.43	100.00
Other Income								
5910 - Laundry Revenue	0.00	42.00	(42.00)	(100.00)	56.68	209.00	(152.32)	(72.88)
5920 - Tenant Charges (Late Fees, Damages)	238.16	208.00	30.16	14.50	438.16	1,040.00	(601.84)	(57.86)
Total Other Income	238.16	250.00	(11.84)	(4.73)	494.84	1,249.00	(754.16)	(60.38)
Total Income	16,884.71	19,851.00	(2,966.29)	(14.94)	86,834.27	99,254.00	(12,419.73)	(12.51)
Expenses								
Administrative Expenses								
6255 - Credit Check Expense	0.00	0.00	0.00	0.00	(175.62)	0.00	175.62	100.00
6311 - Office Supplies	683.74	583.00	(100.74)	(17.27)	5,048.65	2,917.00	(2,131.65)	(73.07)
6320 - Management Fee Expense	990.00	1,080.00	90.00	8.33	4,770.00	5,400.00	630.00	11.66
6330 - Manager Salaries	2,061.89	2,000.00	(61.89)	(3.09)	9,988.91	10,000.00	11.09	0.11
6340 - Legal Expense - Project	0.00	165.00	165.00	100.00	0.00	831.00	831.00	100.00
6350 - Audit Expense	11,785.00	0.00	(11,785.00)	(100.00)	11,785.00	9,000.00	(2,785.00)	(30.94)
6351 - Bookkeeping Fees/Accounting Services	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00
6370 - Bad Debts Expense	0.00	0.00	0.00	0.00	(14,673.56)	0.00	14,673.56	100.00
6390 - Misc. Administrative Expenses	0.00	0.00	0.00	0.00	(97.56)	0.00	97.56	100.00
7003 - Employee Events	0.00	0.00	0.00	0.00	(92.45)	0.00	92.45	100.00
7004 - Employee Mileage	0.00	0.00	0.00	0.00	(222.70)	0.00	222.70	100.00
7006 - Seminars & Training	20.88	29.00	8.12	28.00	104.41	146.00	41.59	28.48
Total Administrative Expenses	15,541.51	3,882.00	(11,659.51)	(300.34)	16,435.08	28,419.00	11,983.92	42.16
Marketing Expenses								
6210 - Advertising and Marketing	0.00	21.00	21.00	100.00	196.80	104.00	(92.80)	(89.23)

Gridley Springs 2 Budget Comparison May 31, 2025

	Month Ending 05/31/2025				Year to Date 05/31/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Total Marketing Expenses	0.00	21.00	21.00	100.00	196.80	104.00	(92.80)	(89.23)
Utilities								
6449 - Utilities - Vacant	0.00	0.00	0.00	0.00	33.46	0.00	(33.46)	(100.00)
6450 - Electricity	171.07	310.00	138.93	44.81	996.44	1,550.00	553.56	35.71
6451 - Water	372.80	500.00	127.20	25.44	2,335.62	2,500.00	164.38	6.57
6452 - Gas	71.25	68.00	(3.25)	(4.77)	433.32	342.00	(91.32)	(26.70)
6453 - Sewer	887.28	820.00	(67.28)	(8.20)	5,286.88	4,100.00	(1,186.88)	(28.94)
Total Utilities	1,502.40	1,698.00	195.60	11.51	9,085.72	8,492.00	(593.72)	(6.99)
Operating & Maintenance Expenses								
6512 - Maintenance Salaries	1,929.96	2,000.00	70.04	3.50	9,874.45	10,000.00	125.55	1.25
6515 - Supplies - Maint. & Repairs	1,423.98	1,917.00	493.02	25.71	3,646.28	9,583.00	5,936.72	61.95
6520 - Contracts - Maint. & Repairs	1,293.73	1,667.00	373.27	22.39	11,748.51	8,334.00	(3,414.51)	(40.97)
6525 - Garbage & Trash Removal	504.62	567.00	62.38	11.00	1,848.10	2,835.00	986.90	34.81
6546 - Repairs - HVAC Repairs & Maintenance	99.00	500.00	401.00	80.20	313.95	2,500.00	2,186.05	87.44
6590 - Misc. Operating & Maint Expenses	77.90	899.00	821.10	91.33	4,872.90	4,495.00	(377.90)	(8.40)
Total Operating & Maintenance Expenses	5,329.19	7,550.00	2,220.81	29.41	32,304.19	37,747.00	5,442.81	14.41
Taxes & Insurance								
6711 - Payroll Taxes	302.43	418.17	115.74	27.67	2,148.11	2,090.84	(57.27)	(2.73)
6722 - Workers Compensation Ins	308.09	296.67	(11.42)	(3.84)	1,533.41	1,483.34	(50.07)	(3.37)
6723 - Health Insurance and Other Employee Benefits	483.65	496.00	12.35	2.48	3,203.75	2,480.00	(723.75)	(29.18)
Total Taxes & Insurance	1,094.17	1,210.84	116.67	9.63	6,885.27	6,054.18	(831.09)	(13.72)
Total Operating Expenses	23,467.27	14,361.84	(9,105.43)	(63.40)	64,907.06	80,816.18	15,909.12	19.68
Net Operating Income (Loss)	(6,582.56)	5,489.16	(12,071.72)	(219.91)	21,927.21	18,437.82	3,489.39	18.92
Net Income (Loss)	(6,582.56)	5,489.16	(12,071.72)	(219.91)	21,927.21	18,437.82	3,489.39	18.92

MEMO

Date: June 12, 2025

To: HACB Board of Commissioners

From: Larry Guanzon, Executive Director
Taylor Gonzalez, Project Manager

Subject: Status Report – HACB Investor Limited Partner (ILP) LIHTC Properties

- Chico Commons Apartment, Chico (72 units, LIHTC, Family)
- Walker Commons Apartments, Chico (56 units, LIHTC, senior/disabled)
- 1200 Park Avenue Apartments, Chico (107 units, LIHTC, senior)

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.

Chico Commons Apartments, Chico (72 units, LIHTC, Family, MGP: Banyard Management, PM: AWI) –There are (9) vacancies as of this memo’s date. There was two move-in May and no move-outs. Several of the current vacancies are attributed to non-payment of rent and or failure to follow lease policies. Increased vacancies were anticipated with lease up of the new tax-credit subsidized properties in the area. AWI has increased their marketing to address the dynamic and loss. In addition, rents have been reduced for the 2-3 bedrooms for a limited time. AWI details current turnover status in the monthly narrative following, as well as upcoming notices. AWI’s narrative also details unpaid rent balances. Parking lot bids to repair/replace sections of asphalt have been obtained and work will be completed weather permitting. Monthly income is above budget by \$2,961 at \$71,647. Due vacancy loss being higher than anticipated by \$19,090, YTD income is \$334,176. Total monthly expenses are \$31,513 more than budget at \$92,684. YTD Maintenance & Operating Expenses, Administrative, all came in higher YTD. Net income YTD is \$1,235 less than budget, at \$5,415. Current Reserve Balance is \$511,370.29 The property is subject to repositioning, involving refinancing, capital improvements, and replacements. Please find AWI’s monthly narrative and financials for your review.



Chico Commons Apartments, 2071 Amanda Way, Chico



Walker Commons Apartments, 678 Buttonwillow Lane, Chico

Walker Commons Apartments, Chico (56 units, LIHTC, Senior & Disabled, MGP: BAHDC, PM: AWI) – The property has two (2) vacancies as of June 1st. There are no additional thirty (30) day notices to vacate as of this memo. Two new applicants are in the process. Residents and staff have continued to partner to create monthly activities supporting all residents, such as donut and ice cream socials. The community resident garden will be implemented once again as Spring is upon us and residents find this a worthy enhancement to the property. Monthly income is higher than budget by approximately \$7,201 at \$46,554 with overall YTD expenses lower than anticipated by \$7,442, bringing the property's Net Profit to \$35,809 more than budget, at \$40,818. Total Property Reserves balance is \$684,976.13. Bids are being collected for elimination of trip hazards. The rear building gutters/downspout replacement has been completed. Tree Trimming & Replacement. Planter bed path-lighting underground wiring is also being planned. New landscaping bark being installed. The property management on-site manager (Whitney) held an Memorial Day gathering where over 20 residents attended, photos. The property is subject to repositioning, involving refinance, capital improvements and replacements. The property generates significant cash, which will help with anticipated renovations. Please find the AWI monthly owners report following.



Walker Commons Apartments, Chico - Community Room Building



1200 Park Avenue - Street Entry

1200 Park Avenue Apartments, Chico (107 units, LIHTC, Senior, MGP: BCHAHC, PM: AWI) – There are three (3) vacancies as of early June, as two move-ins occurred during the month of May. AWI reviews the turnover and market ready status of these 3 units in their report, following. There is two (2) additional 30-day notices for non-payment and non-compliance. Any unpaid rents are also being collected. AWI is processing applications and preparing the units for lease. Marketing efforts, including flyers have increased due to vacancies; many fixed-

extremely low-income applicants on the waiting lists have insufficient income to pay the 50-60% AMI rents. Common area carpet cleaning has been completed. Faded exterior trim and power washing bids are also being sought. Landscaping needs are being addressed. CAA Food Distribution is ongoing. North Valley Catholic Social Services and others are continuing to be contacted to provide activities for property residents. Passages of CSU Chico is also being contacted to provide supportive services. The residents and AWI staff continue to calendar events - monthly bingo and birthdays are celebrated. Usage of the conference room for an “art class” is scheduled every Thursday. Butte County Library is serving property residents. Please see photos of resident events of soup & salad event.

Monthly income is down by \$11,833, at \$80,187. Monthly expenses come in at \$102,520 or \$11,566 more than budget. This brought the YTD net monthly profit to a negative \$15,727. The vacancy loss is higher than anticipated affecting the decrease in YTD income compared to budget. Total Reserve balance is \$343,383.09. The

property is subject to repositioning, involving refinancing and capital improvements.

Please find AWI's monthly financials following.



1200 Park Avenue Apartments, Inner Courtyard view

Chico Commons Apartments May 2025



Separate *Variance Report* explaining budget differences and expenditures.
The current reserve balance is \$511,370.29.

Updates:

Chico Commons currently has 9 units available for occupancy, 2 Move-in and no Move-outs in May.

Several of the current vacancies are attributed to non-payment of rent and terminations for failure to follow lease and house rules.

Vacancies:

- **Unit 16:** (Termination for non-payment) Unit market ready. **Applicant in process.**
- **Unit 47:** (Termination for non-payment) Major repairs needed, flooring, cabinets, cleaning. Collecting bids for the cabinets.
- **Unit 13:** (Personal) Unit market ready. **Applicant in process.**
- **Unit 49:** (Termination for non-payment) Major repairs and full paint.
- **Unit 23:** (Termination for criminal activity) - Repairs & cleaning
- **Unit 59:** (Termination for non-payment) - Full paint, Major repairs
- **Unit 05:** (Personal) - Minor repairs and painting
- **Unit 02:** (Personal) - Full paint, Minor repairs
- **Unit 12:** (Personal) - Minor repairs & repairs



In an effort to attract renters that can afford the units, we have temporarily reduced rents for two and three bedrooms. We have organized additional assistance to allow the property manager to more specifically focus on applicant processing and marketing.

Aging Balances:

- **Unit 21:** (Failure to pay) - 5/23 Court awarded judgement of the premises, Pending lockout
- **Unit 53:** (Failure to pay) - This household is at the attorney for a combination of issues. A notice for non-payment, drafted by the attorney, was served on 5/19

Projects:

- All patios have been completed.
- Electrical panel fences have been repaired and primed for paint.
- Gathering bids for building painting.
 - 1 Bid in hand, pending competitive bids.



Chico Commons 549
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 74,736.00	\$ 76,209.00	\$ (1,473.00)	\$ 381,514.00	\$ 381,045.00	\$ 469.00
Private Subsidy Income	\$ 6,237.00	\$ 0.00	\$ 6,237.00	\$ 6,237.00	\$ 0.00	\$ 6,237.00
Vacancies	(9,957.00)	(7,620.92)	(2,336.08)	(57,195.00)	(38,104.59)	(19,090.41)
Rent Adjustments	0.00	(134.83)	134.83	0.00	(674.16)	674.16
Manager's Unit	(1,049.00)	(1,049.00)	0.00	(5,245.00)	(5,245.00)	0.00
Total Tenant Rent	\$ 69,967.00	\$ 67,404.25	\$ 2,562.75	\$ 325,311.00	\$ 337,021.25	\$ (11,710.25)
Other Project Income:						
Laundry Income	\$ 493.77	\$ 477.25	\$ 16.52	\$ 1,035.91	\$ 2,386.25	\$ (1,350.34)
Interest Income	106.63	38.08	68.55	470.36	190.41	279.95
Restricted Reserve Interest Income	428.04	0.00	428.04	2,140.54	0.00	2,140.54
Late Charges	325.00	271.08	53.92	1,827.09	1,355.41	471.68
Other Tenant Income	251.75	495.17	(243.42)	3,316.80	2,475.84	840.96
Miscellaneous Income	75.00	0.00	75.00	75.00	0.00	75.00
Other Project Income	\$ 1,680.19	\$ 1,281.58	\$ 398.61	\$ 8,865.70	\$ 6,407.91	\$ 2,457.79
Total Project Income	\$ 71,647.19	\$ 68,685.83	\$ 2,961.36	\$ 334,176.70	\$ 343,429.16	\$ (9,252.46)
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 61,402.50	\$ 29,235.75	\$ 32,166.75	\$ 158,773.24	\$ 146,178.75	\$ 12,594.49
Utilities (Page 3)	5,277.03	10,953.75	(5,676.72)	34,767.06	54,768.75	(20,001.69)
Administrative (Page 3)	18,049.37	10,984.92	7,064.45	69,838.26	54,924.59	14,913.67
Taxes & Insurance (Page 3)	4,110.67	4,193.17	(82.50)	19,868.26	20,965.84	(1,097.58)
Other Taxes & Insurance (Page 4)	2,198.99	4,215.09	(2,016.10)	8,744.09	21,075.43	(12,331.34)
Other Project Expenses (Page 4)	1,646.00	1,588.75	57.25	5,848.96	7,943.75	(2,094.79)
Total O&M Expenses	\$ 92,684.56	\$ 61,171.43	\$ 31,513.13	\$ 297,839.87	\$ 305,857.11	\$ (8,017.24)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 13,020.85	\$ 13,020.84	\$.01
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 5,400.00	\$ 5,400.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	12,500.00	12,500.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.17	\$ 0.00	\$ 30,920.85	\$ 30,920.84	\$.01
Total Project Expenses	\$ 98,868.73	\$ 67,355.60	\$ 31,513.13	\$ 328,760.72	\$ 336,777.95	\$ (8,017.23)
Net Profit (Loss)	\$ (27,221.54)	\$ 1,330.23	\$ (28,551.77)	\$ 5,415.98	\$ 6,651.21	\$ (1,235.23)

Chico Commons 549
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ 27,861.96	\$ 0.00	\$ 27,861.96	\$ 26,149.46	\$ 0.00	\$ 26,149.46
T & I Transfers	(8,257.23)	0.00	(8,257.23)	(21,120.47)	0.00	(21,120.47)
Operating - MMKT- FFB*	(73.25)	0.00	(73.25)	(315.74)	0.00	(315.74)
Security Deposits Held	0.00	0.00	0.00	(499.00)	0.00	(499.00)
Authorized Reserve - Other	(28,290.00)	(11,783.33)	(16,506.67)	(28,290.00)	(58,916.66)	30,626.66
Tenant Receivables	(6,538.75)	0.00	(6,538.75)	1,524.86	0.00	1,524.86
Other Receivables	5,110.67	0.00	5,110.67	(26,112.74)	0.00	(26,112.74)
Accounts Payable - Trade	6,309.74	0.00	6,309.74	(67,524.93)	0.00	(67,524.93)
Accrued Interest - City of Chico	2,604.17	0.00	2,604.17	13,020.85	0.00	13,020.85
Total Other Cash Flow Items	<u>\$ (1,272.69)</u>	<u>\$ (11,783.33)</u>	<u>\$ 10,510.64</u>	<u>\$ (103,167.71)</u>	<u>\$ (58,916.66)</u>	<u>\$ (44,251.05)</u>
Net Operating Cash Change	<u><u>\$ (28,494.23)</u></u>	<u><u>\$ (10,453.10)</u></u>	<u><u>\$ (18,041.13)</u></u>	<u><u>\$ (97,751.73)</u></u>	<u><u>\$ (52,265.45)</u></u>	<u><u>\$ (45,486.28)</u></u>
Cash Accounts	End Balance 1 Year Ago		Current Balance	Change		
Operating-FFB	\$ 100,305.86		\$ 2,554.13	\$ (97,751.73)		
Operating - MMKT- FFB*	89,298.46		89,614.20	315.74		
Tax & Insurance-FFB	69,294.47		90,414.94	21,120.47		
Security Deposit - FFB	44,775.00		44,775.00	0.00		
Reserve Acct-FFB	16,375.41		628.06	(15,747.35)		
Reserve Acct - MMKT - FFB*	508,644.34		510,742.23	2,097.89		
Payables & Receivables:						
Accounts Payable - Trade	67,524.93		0.00	(67,524.93)		
Rents Receivable - Current Tenants	21,205.01		16,780.94	(4,424.07)		
Allowance for Doubtful Accounts	(2,407.61)		(2,407.61)	0.00		
Other Tenant Charges Receivable	4,228.37		7,127.58	2,899.21		

Chico Commons 549
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 8,821.33	\$ 6,555.00	\$ 2,266.33	\$ 30,021.74	\$ 32,775.00	\$ (2,753.26)
Janitorial/Cleaning Supplies	165.53	137.33	28.20	580.36	686.66	(106.30)
Plumbing Repairs	431.26	468.17	(36.91)	3,803.30	2,340.84	1,462.46
Painting & Decorating	927.83	774.83	153.00	2,348.18	3,874.16	(1,525.98)
Repairs & Maintenance - Supply	4,822.91	3,707.08	1,115.83	17,300.87	18,535.41	(1,234.54)
Repairs & Maintenance - Contract	7,809.68	3,000.33	4,809.35	21,690.61	15,001.66	6,688.95
Grounds Maintenance	2,470.00	2,219.17	250.83	9,920.00	11,095.84	(1,175.84)
Pest Control Service	598.00	995.67	(397.67)	4,676.00	4,978.34	(302.34)
Fire/Alarm Services	526.82	740.00	(213.18)	2,547.43	3,700.00	(1,152.57)
Capital Improvements - Other	30,473.18	5,733.33	24,739.85	40,507.11	28,666.66	11,840.45
Capital Improvements - Flooring	2,669.47	2,400.00	269.47	10,986.67	12,000.00	(1,013.33)
Capital Improvements - Appliances	0.00	729.17	(729.17)	1,842.78	3,645.84	(1,803.06)
Capital Improvements - HVAC Repl.	0.00	0.00	0.00	8,900.00	0.00	8,900.00
Carpet Cleaning	0.00	91.92	(91.92)	586.00	459.59	126.41
HVAC Repairs	1,460.09	1,539.25	(79.16)	2,414.09	7,696.25	(5,282.16)
Cable Service	226.40	102.83	123.57	648.10	514.16	133.94
Tenant Services	0.00	41.67	(41.67)	0.00	208.34	(208.34)
Total Maint. & Operating Exp.	\$ 61,402.50	\$ 29,235.75	\$ 32,166.75	\$ 158,773.24	\$ 146,178.75	\$ 12,594.49
Utilities:						
Electricity	\$ 209.13	\$ 1,003.42	\$ (794.29)	\$ 4,263.92	\$ 5,017.09	\$ (753.17)
Water	1,780.38	2,754.83	(974.45)	7,416.81	13,774.16	(6,357.35)
Sewer	1,585.29	2,746.58	(1,161.29)	7,998.47	13,732.91	(5,734.44)
Heating Fuel/Other	618.33	1,933.92	(1,315.59)	7,453.92	9,669.59	(2,215.67)
Garbage & Trash Removal	1,083.90	2,515.00	(1,431.10)	7,633.94	12,575.00	(4,941.06)
Total Utilities	\$ 5,277.03	\$ 10,953.75	\$ (5,676.72)	\$ 34,767.06	\$ 54,768.75	\$ (20,001.69)
Administrative:						
Manager's Salary	\$ 9,607.78	\$ 4,950.17	\$ 4,657.61	\$ 25,596.94	\$ 24,750.84	\$ 846.10
Management Fees	4,032.00	4,032.00	0.00	20,160.00	20,160.00	0.00
Bad Debt Expense	1,360.00	0.00	1,360.00	12,969.86	0.00	12,969.86
Auditing	1,000.00	1,000.00	0.00	4,725.00	5,000.00	(275.00)
Legal	1,978.20	833.33	1,144.87	4,906.55	4,166.66	739.89
Other Administrative Expenses	71.39	169.42	(98.03)	1,479.91	847.09	632.82
Total Administrative Expense	\$ 18,049.37	\$ 10,984.92	\$ 7,064.45	\$ 69,838.26	\$ 54,924.59	\$ 14,913.67
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 82.50	\$ (82.50)	\$ 0.00	\$ 412.50	\$ (412.50)
Property Insurance	4,110.67	4,110.67	0.00	19,868.26	20,553.34	(685.08)
Total Taxes & Insurance Expense	\$ 4,110.67	\$ 4,193.17	\$ (82.50)	\$ 19,868.26	\$ 20,965.84	\$ (1,097.58)

Chico Commons 549
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,565.59	\$ 1,118.17	\$ 447.42	\$ 5,581.30	\$ 5,590.84	\$ (9.54)
Other Taxes, Fees & Permits	0.00	192.00	(192.00)	816.07	960.00	(143.93)
Bond Premiums	0.00	32.33	(32.33)	317.90	161.66	156.24
Worker's Compensation Insurance	625.61	501.17	124.44	2,005.05	2,505.84	(500.79)
Personnel Medical Insurance	7.79	2,371.42	(2,363.63)	23.77	11,857.09	(11,833.32)
Total Other Taxes & Insurance	<u>\$ 2,198.99</u>	<u>\$ 4,215.09</u>	<u>\$ (2,016.10)</u>	<u>\$ 8,744.09</u>	<u>\$ 21,075.43</u>	<u>\$ (12,331.34)</u>
Other Project Expenses						
Telephone & Answering Service	\$ 407.92	\$ 258.00	\$ 149.92	\$ 1,334.96	\$ 1,290.00	\$ 44.96
Internet Service	289.70	271.50	18.20	869.10	1,357.50	(488.40)
Advertising	0.00	54.17	(54.17)	0.00	270.84	(270.84)
Water/Coffee Service	59.94	18.75	41.19	251.76	93.75	158.01
Office Supplies & Expense	181.80	265.58	(83.78)	1,745.82	1,327.91	417.91
Postage	137.12	88.75	48.37	325.09	443.75	(118.66)
Toner/Copier Expense	207.56	188.08	19.48	825.70	940.41	(114.71)
Office Furniture & Equipment Expense	0.00	208.33	(208.33)	0.00	1,041.66	(1,041.66)
Travel & Promotion	40.84	70.92	(30.08)	102.60	354.59	(251.99)
Training Expense	321.12	64.67	256.45	321.12	323.34	(2.22)
Credit Checking	0.00	100.00	(100.00)	0.00	500.00	(500.00)
Employee Meals	0.00	0.00	0.00	72.81	0.00	72.81
Total Other Project Expenses	<u>\$ 1,646.00</u>	<u>\$ 1,588.75</u>	<u>\$ 57.25</u>	<u>\$ 5,848.96</u>	<u>\$ 7,943.75</u>	<u>\$ (2,094.79)</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 13,020.85	\$ 13,020.84	\$.01
Reporting / Partner Management Fee	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 5,400.00	\$ 5,400.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	12,500.00	12,500.00	0.00
Total Mortgage & Owner's Exp.	<u>\$ 6,184.17</u>	<u>\$ 6,184.17</u>	<u>\$ 0.00</u>	<u>\$ 30,920.85</u>	<u>\$ 30,920.84</u>	<u>\$.01</u>
Total Expenses	<u>\$ 98,868.73</u>	<u>\$ 67,355.60</u>	<u>\$ 31,513.13</u>	<u>\$ 328,760.72</u>	<u>\$ 336,777.95</u>	<u>\$ (8,017.23)</u>
Reserves						
Authorized Reserve - Other	<u>\$ 28,290.00</u>	<u>\$ 11,783.33</u>	<u>\$ 16,506.67</u>	<u>\$ 28,290.00</u>	<u>\$ 58,916.66</u>	<u>\$ (30,626.66)</u>
	\$ 28,290.00	\$ 11,783.33	\$ 16,506.67	\$ 28,290.00	\$ 58,916.66	\$ (30,626.66)

Walker Commons May 2025



Separate *Variance Report* explaining budget differences and expenditures.
The current reserve balance is \$684,976.13.

Updates:

Walker Commons currently has 2 units available for occupancy.

Unit Turns:

- **#4:** (Medical) - Unit is Market Ready – Reviewing applications
- **#11:** (Left the country) – Unit is Market Ready – Reviewing applications

Spring Curb Appeal Projects:

- Updating the bark around the clubhouse, starting soon.
- Adding DG around the parking area, starting soon.
- Replacing trees that are missing on the main path, starting soon
- Gathering bids for tree cleanup behind the buildings.
- Working on beautifying the garden area and adding irrigation timers for the gardens.

Events:

Management held a Memorial Day gathering with food and games. Over 20 tenants joined the event and were happy to meet new Manager Whitney at her first event.



Event Photos:



(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.



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AWI Management Corporation is an Equal Opportunity provider.

Walker Commons 550
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 38,029.00	\$ 40,595.50	\$ (2,566.50)	\$ 189,157.00	\$ 202,977.50	\$ (13,820.50)
Private Subsidy Income	\$ 9,278.00	\$ 0.00	\$ 9,278.00	\$ 39,880.00	\$ 0.00	\$ 39,880.00
Vacancies	(1,145.00)	(608.92)	(536.08)	(6,186.00)	(3,044.59)	(3,141.41)
Rent Adjustments	0.00	(18.00)	18.00	0.00	(90.00)	90.00
Manager's Unit	(906.00)	(906.00)	0.00	(4,530.00)	(4,530.00)	0.00
Total Tenant Rent	<u>\$ 45,256.00</u>	<u>\$ 39,062.58</u>	<u>\$ 6,193.42</u>	<u>\$ 218,321.00</u>	<u>\$ 195,312.91</u>	<u>\$ 23,008.09</u>
Other Project Income:						
Laundry Income	\$ 417.38	\$ 271.83	\$ 145.55	\$ 1,624.32	\$ 1,359.16	\$ 265.16
Interest Income	140.83	6.08	134.75	698.98	30.41	668.57
Restricted Reserve Interest Income	535.62	0.00	535.62	2,687.73	0.00	2,687.73
Late Charges	205.00	4.17	200.83	1,540.00	20.84	1,519.16
Application Fees	0.00	0.00	0.00	(25.00)	0.00	(25.00)
Other Tenant Income	0.00	9.17	(9.17)	289.00	45.84	243.16
Other Project Income	<u>\$ 1,298.83</u>	<u>\$ 291.25</u>	<u>\$ 1,007.58</u>	<u>\$ 6,815.03</u>	<u>\$ 1,456.25</u>	<u>\$ 5,358.78</u>
Total Project Income	<u><u>\$ 46,554.83</u></u>	<u><u>\$ 39,353.83</u></u>	<u><u>\$ 7,201.00</u></u>	<u><u>\$ 225,136.03</u></u>	<u><u>\$ 196,769.16</u></u>	<u><u>\$ 28,366.87</u></u>
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 14,515.26	\$ 14,480.41	\$ 34.85	\$ 89,054.82	\$ 72,402.07	\$ 16,652.75
Utilities (Page 3)	3,292.66	4,920.08	(1,627.42)	14,382.71	24,600.41	(10,217.70)
Administrative (Page 3)	11,058.24	8,827.24	2,231.00	37,805.47	44,136.23	(6,330.76)
Taxes & Insurance (Page 3)	2,572.50	2,585.33	(12.83)	12,403.67	12,926.66	(522.99)
Other Taxes & Insurance (Page 4)	2,657.17	3,702.25	(1,045.08)	12,480.61	18,511.25	(6,030.64)
Other Project Expenses (Page 4)	845.14	1,028.41	(183.27)	4,148.88	5,142.07	(993.19)
Total O&M Expenses	<u>\$ 34,940.97</u>	<u>\$ 35,543.72</u>	<u>\$ (602.75)</u>	<u>\$ 170,276.16</u>	<u>\$ 177,718.69</u>	<u>\$ (7,442.53)</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 6,250.00	\$ 6,250.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 3,125.00	\$ 3,125.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	4,666.70	4,666.66	.04
Total Mortgage & Owner's Exp.	<u>\$ 2,808.34</u>	<u>\$ 2,808.33</u>	<u>\$.01</u>	<u>\$ 14,041.70</u>	<u>\$ 14,041.66</u>	<u>\$.04</u>
Total Project Expenses	<u><u>\$ 37,749.31</u></u>	<u><u>\$ 38,352.05</u></u>	<u><u>\$ (602.74)</u></u>	<u><u>\$ 184,317.86</u></u>	<u><u>\$ 191,760.35</u></u>	<u><u>\$ (7,442.49)</u></u>
Net Profit (Loss)	<u><u>\$ 8,805.52</u></u>	<u><u>\$ 1,001.78</u></u>	<u><u>\$ 7,803.74</u></u>	<u><u>\$ 40,818.17</u></u>	<u><u>\$ 5,008.81</u></u>	<u><u>\$ 35,809.36</u></u>

Walker Commons 550
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (535.62)	\$ 0.00	\$ (535.62)	\$ (2,687.73)	\$ 0.00	\$ (2,687.73)
T & I Transfers	(4,501.44)	0.00	(4,501.44)	(13,057.30)	0.00	(13,057.30)
Operating - MMKT- FFB*	(113.54)	0.00	(113.54)	(570.51)	0.00	(570.51)
Security Deposits Held	0.00	0.00	0.00	(340.00)	0.00	(340.00)
Authorized Reserve - Other	0.00	(6,458.33)	6,458.33	0.00	(32,291.66)	32,291.66
Tenant Receivables	(19,685.00)	0.00	(19,685.00)	(3,568.00)	0.00	(3,568.00)
Other Receivables	3,572.50	0.00	3,572.50	(17,968.66)	0.00	(17,968.66)
Accounts Payable - Trade	4,872.63	0.00	4,872.63	(18,814.82)	0.00	(18,814.82)
Accrued Interest - City of Chico	1,250.00	0.00	1,250.00	6,250.00	0.00	6,250.00
Accrued Partnership Fees	625.00	0.00	625.00	3,125.00	0.00	3,125.00
Total Other Cash Flow Items	<u>\$ (14,515.47)</u>	<u>\$ (6,458.33)</u>	<u>\$ (8,057.14)</u>	<u>\$ (47,632.02)</u>	<u>\$ (32,291.66)</u>	<u>\$ (15,340.36)</u>
Net Operating Cash Change	<u><u>\$ (5,709.95)</u></u>	<u><u>\$ (5,456.55)</u></u>	<u><u>\$ (253.40)</u></u>	<u><u>\$ (6,813.85)</u></u>	<u><u>\$ (27,282.85)</u></u>	<u><u>\$ 20,469.00</u></u>
Cash Accounts	End Balance 1 Year Ago	Current Balance	Change			
Operating-FFB	\$ 92,257.74	\$ 85,443.89	\$ (6,813.85)			
Operating - MMKT- FFB*	138,328.81	138,899.32	570.51			
Tax & Insurance - FFB	58,478.71	71,536.01	13,057.30			
Security Deposit - FFB	21,230.00	21,230.00	0.00			
Reserve Acct - FFB	53,777.13	18,558.44	(35,218.69)			
Reserve Acct MMKT-FFB*	623,844.57	666,417.69	42,573.12			
Payables & Receivables:						
Accounts Payable - Trade	19,214.82	400.00	(18,814.82)			
Rents Receivable - Current Tenants	1,832.74	4,492.74	2,660.00			
Other Tenant Charges Receivable	217.00	1,011.00	794.00			

Walker Commons 550
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 5,238.41	\$ 4,370.00	\$ 868.41	\$ 19,112.67	\$ 21,850.00	\$ (2,737.33)
Janitorial/Cleaning Supplies	1,004.84	133.08	871.76	1,931.23	665.41	1,265.82
Plumbing Repairs	254.67	239.92	14.75	2,683.43	1,199.59	1,483.84
Painting & Decorating	0.00	301.25	(301.25)	457.73	1,506.25	(1,048.52)
Repairs & Maintenance - Supply	1,645.58	1,089.08	556.50	8,202.73	5,445.41	2,757.32
Repairs & Maintenance - Contract	400.00	1,299.83	(899.83)	2,988.99	6,499.16	(3,510.17)
Grounds Maintenance	1,840.00	2,008.33	(168.33)	10,175.00	10,041.66	133.34
Pest Control Service	139.00	333.33	(194.33)	1,251.00	1,666.66	(415.66)
Fire/Alarm Services	0.00	276.75	(276.75)	252.00	1,383.75	(1,131.75)
Capital Improvements - Other	2,519.16	1,169.17	1,349.99	23,065.89	5,845.84	17,220.05
Capital Improvements - Flooring	0.00	1,041.67	(1,041.67)	10,207.70	5,208.34	4,999.36
Capital Improvements - Appliances	960.31	387.50	572.81	5,457.78	1,937.50	3,520.28
Capital Improvements - HVAC Repl.	133.09	583.33	(450.24)	1,058.27	2,916.66	(1,858.39)
Capital Improvements - Water Heaters	0.00	666.67	(666.67)	0.00	3,333.34	(3,333.34)
Carpet Cleaning	250.00	70.83	179.17	379.00	354.16	24.84
HVAC Repairs	0.00	200.00	(200.00)	893.00	1,000.00	(107.00)
Cable Service	130.20	109.67	20.53	742.10	548.34	193.76
Tenant Services	0.00	200.00	(200.00)	196.30	1,000.00	(803.70)
Total Maint. & Operating Exp.	\$ 14,515.26	\$ 14,480.41	\$ 34.85	\$ 89,054.82	\$ 72,402.07	\$ 16,652.75
Utilities:						
Electricity	\$ 495.15	\$ 819.33	\$ (324.18)	\$ 2,432.99	\$ 4,096.66	\$ (1,663.67)
Water	597.74	775.00	(177.26)	2,957.88	3,875.00	(917.12)
Sewer	1,758.68	2,178.92	(420.24)	4,396.70	10,894.59	(6,497.89)
Heating Fuel/Other	47.49	386.58	(339.09)	678.74	1,932.91	(1,254.17)
Garbage & Trash Removal	393.60	760.25	(366.65)	3,916.40	3,801.25	115.15
Total Utilities	\$ 3,292.66	\$ 4,920.08	\$ (1,627.42)	\$ 14,382.71	\$ 24,600.41	\$ (10,217.70)
Administrative:						
Manager's Salary	\$ 6,848.74	\$ 4,368.33	\$ 2,480.41	\$ 13,205.50	\$ 21,841.66	\$ (8,636.16)
Management Fees	3,136.00	3,136.00	0.00	15,680.00	15,680.00	0.00
Bad Debt Expense	31.00	0.00	31.00	3,326.00	0.00	3,326.00
Auditing	1,000.00	1,000.00	0.00	4,666.67	5,000.00	(333.33)
Legal	0.00	171.08	(171.08)	0.00	855.41	(855.41)
Other Administrative Expenses	42.50	151.83	(109.33)	927.30	759.16	168.14
Total Administrative Expense	\$ 11,058.24	\$ 8,827.24	\$ 2,231.00	\$ 37,805.47	\$ 44,136.23	\$ (6,330.76)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 12.83	\$ (12.83)	\$ 0.00	\$ 64.16	\$ (64.16)
Property Insurance	2,572.50	2,572.50	0.00	12,403.67	12,862.50	(458.83)
Total Taxes & Insurance Expense	\$ 2,572.50	\$ 2,585.33	\$ (12.83)	\$ 12,403.67	\$ 12,926.66	\$ (522.99)

Walker Commons 550
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,185.82	\$ 827.17	\$ 358.65	\$ 3,362.45	\$ 4,135.84	\$ (773.39)
Other Taxes, Fees & Permits	0.00	295.92	(295.92)	800.00	1,479.59	(679.59)
Bond Premiums	0.00	25.83	(25.83)	247.25	129.16	118.09
Worker's Compensation Insurance	397.80	380.50	17.30	1,100.86	1,902.50	(801.64)
Personnel Medical Insurance	1,073.55	2,172.83	(1,099.28)	6,970.05	10,864.16	(3,894.11)
Total Other Taxes & Insurance	<u>\$ 2,657.17</u>	<u>\$ 3,702.25</u>	<u>\$ (1,045.08)</u>	<u>\$ 12,480.61</u>	<u>\$ 18,511.25</u>	<u>\$ (6,030.64)</u>
Other Project Expenses						
Telephone & Answering Service	\$ 267.41	\$ 237.58	\$ 29.83	\$ 1,506.82	\$ 1,187.91	\$ 318.91
Internet Service	71.95	100.00	(28.05)	431.70	500.00	(68.30)
Advertising	0.00	16.67	(16.67)	0.00	83.34	(83.34)
Water/Coffee Service	133.60	24.50	109.10	370.87	122.50	248.37
Office Supplies & Expense	158.10	325.00	(166.90)	1,101.79	1,625.00	(523.21)
Postage	0.00	81.00	(81.00)	46.72	405.00	(358.28)
Toner/Copier Expense	0.00	110.33	(110.33)	121.90	551.66	(429.76)
Travel & Promotion	0.00	33.33	(33.33)	355.00	166.66	188.34
Training Expense	214.08	58.33	155.75	214.08	291.66	(77.58)
Credit Checking	0.00	41.67	(41.67)	0.00	208.34	(208.34)
Total Other Project Expenses	<u>\$ 845.14</u>	<u>\$ 1,028.41</u>	<u>\$ (183.27)</u>	<u>\$ 4,148.88</u>	<u>\$ 5,142.07</u>	<u>\$ (993.19)</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 6,250.00	\$ 6,250.00	\$ 0.00
Reporting / Partner Management Fee	\$ 625.00	\$ 625.00	\$ 0.00	\$ 3,125.00	\$ 3,125.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	4,666.70	4,666.66	.04
Total Mortgage & Owner's Exp.	<u>\$ 2,808.34</u>	<u>\$ 2,808.33</u>	<u>\$.01</u>	<u>\$ 14,041.70</u>	<u>\$ 14,041.66</u>	<u>\$.04</u>
Total Expenses	<u><u>\$ 37,749.31</u></u>	<u><u>\$ 38,352.05</u></u>	<u><u>\$ (602.74)</u></u>	<u><u>\$ 184,317.86</u></u>	<u><u>\$ 191,760.35</u></u>	<u><u>\$ (7,442.49)</u></u>
Reserves						
Authorized Reserve - Other	<u>\$ 0.00</u>	<u>\$ 6,458.33</u>	<u>\$ (6,458.33)</u>	<u>\$ 0.00</u>	<u>\$ 32,291.66</u>	<u>\$ (32,291.66)</u>
	\$ 0.00	\$ 6,458.33	\$ (6,458.33)	\$ 0.00	\$ 32,291.66	\$ (32,291.66)

1200 Park Avenue Apartments May 2025



Separate *Variance Report* explaining budget differences and expenditures.
The current reserve balance is \$343,383.09.

Updates:

The staff has made great progress reducing vacancy at 1200 Park Avenue. Advertising is on-going and if the momentum and rental interest continues the site may return to 100% occupancy.

Currently there are 3 units available for occupancy, 2 move-ins and no move-outs in May.

Vacancies:

- **Unit #214:** (Deceased) Rent Ready – Looking for applicants that qualify.
- **Unit #242:** (RA Transfer to #133) Rent ready by 6/6/25.
- **Unit #305:** (Deceased) Rent ready by 6/3/25.
-

Upcoming Vacancies:

- The resident in #239 is currently at legal for non-compliance with pest control treatments and causing a nuisance to the complex and staff. Expected to be served a termination notice on 6/2/25.
- Unit #231 is currently at legal for non-payment of rent

Quarterly carpet cleaning has been completed.

Estimates for pressure washing and painting faded trim and siding are in process



Events:

- Cindi and Amber held a soup and salad event to build resident relationships and get to know everyone. The luncheon was well received and brought the residents out to mingle with the staff and others.

Event Photos:





(530) 745-6170 tel
(530) 745-6171 fax
www.awimc.com

AWI Management Corporation
120 Center Street
Auburn CA 95603

AWI Management Corporation is an Equal Opportunity provider.





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Park Avenue 569
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 84,340.00	\$ 95,845.08	\$ (11,505.08)	\$ 463,286.00	\$ 479,225.41	\$ (15,939.41)
Vacancies	\$ (3,403.00)	\$ (3,833.83)	\$ 430.83	\$ (23,716.00)	\$ (19,169.16)	\$ (4,546.84)
Manager's Unit	(1,111.00)	(1,111.00)	0.00	(5,555.00)	(5,555.00)	0.00
Total Tenant Rent	\$ 79,826.00	\$ 90,900.25	\$ (11,074.25)	\$ 434,015.00	\$ 454,501.25	\$ (20,486.25)
Other Project Income:						
Laundry Income	\$ 0.00	\$ 666.67	\$ (666.67)	\$ 0.00	\$ 3,333.34	\$ (3,333.34)
Interest Income	51.64	0.00	51.64	210.13	0.00	210.13
Restricted Reserve Interest Income	18.81	18.17	.64	106.29	90.84	15.45
Late Charges	155.72	68.50	87.22	1,064.48	342.50	721.98
Application Fees	0.00	13.92	(13.92)	25.00	69.59	(44.59)
Other Tenant Income	35.00	333.33	(298.33)	744.25	1,666.66	(922.41)
Miscellaneous Income	100.00	19.83	80.17	774.93	99.16	675.77
Other Project Income	\$ 361.17	\$ 1,120.42	\$ (759.25)	\$ 2,925.08	\$ 5,602.09	\$ (2,677.01)
Total Project Income	\$ 80,187.17	\$ 92,020.67	\$ (11,833.50)	\$ 436,940.08	\$ 460,103.34	\$ (23,163.26)
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 29,785.61	\$ 21,761.42	\$ 8,024.19	\$ 122,820.44	\$ 108,807.09	\$ 14,013.35
Utilities (Page 3)	9,982.93	13,232.49	(3,249.56)	46,060.47	66,162.48	(20,102.01)
Administrative (Page 3)	18,642.48	13,035.42	5,607.06	69,559.62	65,177.09	4,382.53
Taxes & Insurance (Page 3)	7,269.41	7,439.75	(170.34)	35,104.30	37,198.75	(2,094.45)
Other Taxes & Insurance (Page 4)	3,992.46	3,453.91	538.55	15,751.32	17,269.57	(1,518.25)
Other Project Expenses (Page 4)	3,432.37	2,401.09	1,031.28	14,041.84	12,005.43	2,036.41
Total O&M Expenses	\$ 73,105.26	\$ 61,324.08	\$ 11,781.18	\$ 303,337.99	\$ 306,620.41	\$ (3,282.42)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 130,526.95	\$ 131,502.09	\$ (975.14)
Managing General Partner Fees	\$ 1,085.50	\$ 1,105.50	\$ (20.00)	\$ 5,427.50	\$ 5,527.50	\$ (100.00)
Transfer - Reserves	2,675.00	2,675.00	0.00	13,375.00	13,375.00	0.00
Total Mortgage & Owner's Exp.	\$ 29,865.89	\$ 30,080.92	\$ (215.03)	\$ 149,329.45	\$ 150,404.59	\$ (1,075.14)
Total Project Expenses	\$ 102,971.15	\$ 91,405.00	\$ 11,566.15	\$ 452,667.44	\$ 457,025.00	\$ (4,357.56)
Net Profit (Loss)	\$ (22,783.98)	\$ 615.67	\$ (23,399.65)	\$ (15,727.36)	\$ 3,078.34	\$ (18,805.70)

Park Avenue 569
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (14.11)	\$ 0.00	\$ (14.11)	\$ 65,480.60	\$ 0.00	\$ 65,480.60
T & I Transfers	(7,474.19)	0.00	(7,474.19)	31,989.38	0.00	31,989.38
Operating - MMKT- FFB*	(40,017.20)	0.00	(40,017.20)	(60,023.26)	0.00	(60,023.26)
Other Cash Changes	0.00	0.00	0.00	400.61	0.00	400.61
Security Deposits Held	0.00	0.00	0.00	1,500.00	0.00	1,500.00
Authorized Reserve - Other	0.00	(10,941.67)	10,941.67	(65,410.32)	(54,708.34)	(10,701.98)
Pending Reserves	0.00	0.00	0.00	(21,977.91)	0.00	(21,977.91)
Tenant Receivables	11,794.77	0.00	11,794.77	931.01	0.00	931.01
Other Receivables	8,269.41	0.00	8,269.41	26,138.12	0.00	26,138.12
Accounts Payable - Trade	9,911.95	0.00	9,911.95	4,211.55	0.00	4,211.55
Accrued Expenses	(3,902.00)	0.00	(3,902.00)	0.00	0.00	0.00
Accrued Interest City of Chico	6,125.00	0.00	6,125.00	30,625.00	0.00	30,625.00
Accrued Local Administration Fee	416.67	0.00	416.67	2,083.35	0.00	2,083.35
Accrued Managing GP Fee	668.83	0.00	668.83	3,344.15	0.00	3,344.15
Accrued Interest Housing Authority	4,785.75	0.00	4,785.75	23,928.75	0.00	23,928.75
Partner's Equity	0.00	0.00	0.00	(535.00)	0.00	(535.00)
Total Other Cash Flow Items	<u>\$ (9,435.12)</u>	<u>\$ (10,941.67)</u>	<u>\$ 1,506.55</u>	<u>\$ 42,686.03</u>	<u>\$ (54,708.34)</u>	<u>\$ 97,394.37</u>
Net Operating Cash Change	<u><u>\$ (32,219.10)</u></u>	<u><u>\$ (10,326.00)</u></u>	<u><u>\$ (21,893.10)</u></u>	<u><u>\$ 26,958.67</u></u>	<u><u>\$ (51,630.00)</u></u>	<u><u>\$ 78,588.67</u></u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 26,393.72	\$ 53,352.39	\$ 26,958.67
Operating - MMKT- FFB*	1,026.23	61,049.49	60,023.26
Cash Transfers	0.00	18.75	18.75
Tax & Insurance-FFB	125,483.44	93,494.06	(31,989.38)
Security Deposit - FFB	36,064.00	36,064.00	0.00
Repl Reserves - Berkadia - IMP**	395,488.69	343,383.09	(52,105.60)
Payables & Receivables:			
Accounts Payable - Trade	1,892.81	6,104.36	4,211.55
Rents Receivable - Current Tenants	6,428.44	6,274.51	(153.93)
Other Tenant Charges Receivable	3,750.94	2,762.86	(988.08)

Park Avenue 569
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 11,528.73	\$ 7,900.00	\$ 3,628.73	\$ 41,418.81	\$ 39,500.00	\$ 1,918.81
Janitorial/Cleaning Supplies	45.42	318.25	(272.83)	810.84	1,591.25	(780.41)
Plumbing Repairs	0.00	219.75	(219.75)	0.00	1,098.75	(1,098.75)
Painting & Decorating	346.23	223.83	122.40	921.28	1,119.16	(197.88)
Repairs & Maintenance - Supply	1,010.28	1,547.75	(537.47)	7,467.33	7,738.75	(271.42)
Repairs & Maintenance - Contract	4,726.06	2,250.00	2,476.06	14,016.99	11,250.00	2,766.99
Grounds Maintenance	2,345.00	1,966.67	378.33	10,075.00	9,833.34	241.66
Elevator Maintenance & Contract	450.00	984.17	(534.17)	3,871.12	4,920.84	(1,049.72)
Pest Control Service	556.08	1,000.00	(443.92)	3,067.16	5,000.00	(1,932.84)
Fire/Alarm Services	805.55	1,523.92	(718.37)	8,386.86	7,619.59	767.27
Security Service	0.00	711.00	(711.00)	3,351.00	3,555.00	(204.00)
Capital Improvements - Other	1,096.42	1,660.00	(563.58)	10,001.83	8,300.00	1,701.83
Capital Improvements - Flooring	2,186.60	0.00	2,186.60	10,025.65	0.00	10,025.65
Capital Improvements - Appliances	1,857.29	826.33	1,030.96	4,484.62	4,131.66	352.96
Capital Improvements - HVAC Repl.	1,024.95	0.00	1,024.95	1,024.95	0.00	1,024.95
Carpet Cleaning	1,807.00	416.67	1,390.33	3,754.00	2,083.34	1,670.66
HVAC Repairs	0.00	86.00	(86.00)	0.00	430.00	(430.00)
Tenant Services	0.00	127.08	(127.08)	143.00	635.41	(492.41)
Total Maint. & Operating Exp.	\$ 29,785.61	\$ 21,761.42	\$ 8,024.19	\$ 122,820.44	\$ 108,807.09	\$ 14,013.35
Utilities:						
Electricity	\$ 4,608.74	\$ 8,621.08	\$ (4,012.34)	\$ 19,278.80	\$ 43,105.41	\$ (23,826.61)
Water	2,402.54	1,149.33	1,253.21	7,348.98	5,746.66	1,602.32
Sewer	1,950.91	1,963.58	(12.67)	9,754.85	9,817.91	(63.06)
Heating Fuel/Other	277.18	454.92	(177.74)	4,958.04	2,274.59	2,683.45
Garbage & Trash Removal	743.56	1,043.58	(300.02)	4,719.80	5,217.91	(498.11)
Total Utilities	\$ 9,982.93	\$ 13,232.49	\$ (3,249.56)	\$ 46,060.47	\$ 66,162.48	\$ (20,102.01)
Administrative:						
Manager's Salary	\$ 12,097.61	\$ 5,411.67	\$ 6,685.94	\$ 26,345.09	\$ 27,058.34	\$ (713.25)
Management Fees	5,992.00	5,992.00	0.00	29,960.00	29,960.00	0.00
Bad Debt Expense	(486.00)	0.00	(486.00)	4,716.00	0.00	4,716.00
Auditing	1,000.00	1,000.00	0.00	4,687.50	5,000.00	(312.50)
Legal	0.00	407.17	(407.17)	2,427.50	2,035.84	391.66
Reporting Ptr/Mgmt Fees	0.00	0.00	0.00	(535.00)	0.00	(535.00)
Other Administrative Expenses	38.87	224.58	(185.71)	1,958.53	1,122.91	835.62
Total Administrative Expense	\$ 18,642.48	\$ 13,035.42	\$ 5,607.06	\$ 69,559.62	\$ 65,177.09	\$ 4,382.53
Taxes & Insurance Reserve For:						
Special Assessments	\$ 0.00	\$ 27.75	\$ (27.75)	\$ 0.00	\$ 138.75	\$ (138.75)
Property Insurance	7,112.08	7,112.08	0.00	34,317.65	35,560.41	(1,242.76)
Other Insurance	157.33	299.92	(142.59)	786.65	1,499.59	(712.94)

Park Avenue 569
For the Month Ended May 31, 2025
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Total Taxes & Insurance Expense	\$ 7,269.41	\$ 7,439.75	\$ (170.34)	\$ 35,104.30	\$ 37,198.75	\$ (2,094.45)
Other Taxes & Insurance:						
Payroll Taxes	\$ 2,115.10	\$ 1,350.83	\$ 764.27	\$ 6,669.80	\$ 6,754.16	\$ (84.36)
Other Taxes, Fees & Permits	0.00	233.33	(233.33)	800.00	1,166.66	(366.66)
Bond Premiums	0.00	108.75	(108.75)	472.43	543.75	(71.32)
Worker's Compensation Insurance	773.93	641.25	132.68	2,357.88	3,206.25	(848.37)
Personnel Medical Insurance	1,103.43	1,119.75	(16.32)	5,451.21	5,598.75	(147.54)
Total Other Taxes & Insurance	\$ 3,992.46	\$ 3,453.91	\$ 538.55	\$ 15,751.32	\$ 17,269.57	\$ (1,518.25)
Other Project Expenses						
Telephone & Answering Service	\$ 704.29	\$ 592.33	\$ 111.96	\$ 3,480.64	\$ 2,961.66	\$ 518.98
Internet Service	612.44	558.33	54.11	3,028.61	2,791.66	236.95
Advertising	0.00	39.75	(39.75)	0.00	198.75	(198.75)
Water/Coffee Service	67.79	111.25	(43.46)	305.86	556.25	(250.39)
Office Supplies & Expense	746.46	468.00	278.46	3,384.53	2,340.00	1,044.53
Postage	30.53	87.67	(57.14)	298.24	438.34	(140.10)
Toner/Copier Expense	29.06	297.92	(268.86)	667.96	1,489.59	(821.63)
Office Furniture & Equipment Expense	189.92	0.00	189.92	1,774.12	0.00	1,774.12
Travel & Promotion	575.00	144.42	430.58	575.00	722.09	(147.09)
Training Expense	476.88	63.92	412.96	476.88	319.59	157.29
Credit Checking	0.00	29.17	(29.17)	0.00	145.84	(145.84)
Employee Meals	0.00	8.33	(8.33)	50.00	41.66	8.34
Total Other Project Expenses	\$ 3,432.37	\$ 2,401.09	\$ 1,031.28	\$ 14,041.84	\$ 12,005.43	\$ 2,036.41
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 130,526.95	\$ 131,502.09	\$ (975.14)
Managing General Partner Fees	\$ 1,085.50	\$ 1,105.50	\$ (20.00)	\$ 5,427.50	\$ 5,527.50	\$ (100.00)
Transfer - Reserves	2,675.00	2,675.00	0.00	13,375.00	13,375.00	0.00
Total Mortgage & Owner's Exp.	\$ 29,865.89	\$ 30,080.92	\$ (215.03)	\$ 149,329.45	\$ 150,404.59	\$ (1,075.14)
Total Expenses	<u>\$ 102,971.15</u>	<u>\$ 91,405.00</u>	<u>\$ 11,566.15</u>	<u>\$ 452,667.44</u>	<u>\$ 457,025.00</u>	<u>\$ (4,357.56)</u>
Reserves						
Authorized Reserve - Other	\$ 0.00	\$ 10,941.67	\$ (10,941.67)	\$ 65,410.32	\$ 54,708.34	\$ 10,701.98
Pending Reserves	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>21,977.91</u>	<u>0.00</u>	<u>21,977.91</u>
	\$ 0.00	\$ 10,941.67	\$ (10,941.67)	\$ 87,388.23	\$ 54,708.34	\$ 32,679.89

MEMO

Date: June 12, 2025

To: HACB Board of Commissioners

From: Tiffany Lee, Special Programs Coordinator
Angie Little, Rental Assistance Programs Manager

Subject: Family Self-Sufficiency (FSS) Program update for May 2025

Program Statistics for Period Ending	May 2025	May 2024
Number of participants as of last day of the month	26	30
Number of Orientation Briefings	7	2
Number of signed contracts	5	2
Number of Port-In's	0	0
Number of Port-Out's	0	0
Number of Graduates	1	2
Contract Expired	3	3
Number of Terminations	0	0
Number of Voluntary Exits	0	0
Number of Families on FSS Waiting List	4	15
Number of participants with annual income increases (YTD)	5	0
Number of participants with new employment (YTD)	2	0
Number of participants with escrow accounts	11	16
Number of participants currently escrowing	9	10
Amount disbursed from escrow account	\$5,877.09	\$0.00
Balance of Forfeiture account	\$23,616.14	\$0.00
Balance of Escrow Account	\$ 98,614.81	\$171,663.93

FSS FY 2024 HUD Grant Program Tracking Data

Program Management Questions:	2025 Calendar Year
PHA mandatory program size (Initial 50)	N/A
PHA voluntary program size (50)	26
Number of FSS participants identified as a person with disabilities	5
Number of FSS participants employed	9
Number of FSS participants in training programs	0
Number of FSS participants enrolled in higher/adult education	4
Number of FSS participants enrolled in school and employed	3
Number of FSS families receiving cash assistance	8
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	0
Number of FSS families moved to non-subsidized housing	0
Number of FSS families moved to home-ownership	0

HACB CoC Programs: A Report to the Board of Commissioners for the Month of May 2025										
Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	04/2025 Enrollment	04/2025 HAP Assistance	Grant Balance
City of Chico - LGP	7/1/24 - 6/30/25	\$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	7/1/24 - 6/30/25	\$150,000.00	City of Chico	SSA	18	Low-income, under case management with self-sufficiency plan	Butte County	6	\$11,373.00	\$72,741.00
BHHAP/Security Deposit**	7/1/24 - 6/30/25	\$3,426.00	City of Chico	SSA	5	Individuals with a mental illness with homelessness eligibility	Butte County	0	\$0.00	\$1,626.00
BHHAP/ASOC	7/1/24 - 6/30/25	\$24,291.00	BCBH	BCBH	4	Individuals with a mental illness with homelessness eligibility	Butte County	2	\$1,084.00	\$13,447.00
Totals		\$186,717.00			35			8	\$12,457.00	\$96,814.00

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

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

Continuum reports 8.8% increase

BY MICHAEL WEBER

MWEBER@CHICOER.COM

OROVILLE >> The Butte Countywide Homeless Continuum of Care released its biannual census of people experiencing homelessness, the 2025 Point-in-time count.

The report is the result of the effort of 175 volunteers, who conducted surveys in shelters, under bridges, in parks and on sidewalks the night of Jan. 29, 2025 in Butte County.

The 2025 Point in Time Count report shows 1,392 people counted on Jan. 29, 2025 living without safe, adequate housing in Butte County — an increase of 8.8% from 1,237 counted in the continuum's 2023 study. The rate is higher than a 3% increase shown statewide, but lower than a 18% increase nationally.

For all the state and federal funding that comes into Butte County, most of it comes through the county continuum, and the report gives organizations a vital dataset when applying for grants.

Erin Murray, deputy director of Housing and Homelessness for the Butte County Department of Employment and Social Services, said the reason why the county is seeing more people experiencing homelessness is "largely due to first time homelessness." According to the report, 482 people of 1,163 people said that night that it was their first time experiencing homelessness, or 40% of respondents. The number is an increase from 30% in 2023.

"Unless we can secure funding to prevent homelessness, we will continue to see an increase in homelessness," Murray said in an email Thursday.

Organized by household type, the 2025 count reported 1223 households — 622 were sheltered and 601 were unsheltered. The survey reported 88% of households were adults only and 12% reported at least one adult and one child. A single household reported only children.

Not all people answered questions about demographics, but all reported whether they slept unsheltered or sheltered on the night of Jan. 29.

Of 1,392 people, 606 people were counted unsheltered, and 768 living in emergency shelters or transitional housing. Volunteers counted 1,065 people in Chico, 293 in Oroville, 9 on the Paradise ridge and 25 in the Gridley, Biggs area.

Chico

Of 1,065 people counted in Chico, 705 slept sheltered — 573 in emergency shelters and 132 in transitional housing.

360 people slept unsheltered — 118 in an outdoor camp, 51 on a street or sidewalk, 42 in a vehicle or RV, 35 in a park, 27 under a bridge, 4 in an abandoned building and the rest in other or unknown places.

Oroville

Of 293 people counted in Oroville, 81 slept sheltered — 63 in emergency shelters and 18 in transitional housing.

212 people slept unsheltered — 44 in an outdoor camp, 37 on a street or sidewalk, 54 in a vehicle or RV, 21 in a park, 8 under a bridge, 1 in an abandoned building and the rest in other or unknown places.

The ridge

Of nine people counted in the Paradise ridge, all slept unsheltered — 1 in an outdoor camp, 2 on a street or sidewalk, 3 in a vehicle or RV, 2 in a park and the rest in other or unknown places.

Gridley, Biggs

Of 25 people counted in the Gridley, Biggs area, all slept unsheltered — 11 in an outdoor camp, 1 on a street or sidewalk, 3 in a vehicle or RV, 3 in a park, 1 under a bridge, and the rest in other or unknown places.

Countywide

One thousand fifty-nine people who responded to the survey answered how long they lived in Butte County, and whether or not they lived here when they began experiencing homelessness.

Countywide, 40% of people reported having lived in Butte County for more than 20 years, 17% for 10 to 19 years, 10% for 6 to 9 years, 12% for 2 to 5 years, 9% for 1 to 2 years and 7% less than one year, but more than one month. About 76% lived in Butte County when they became homeless.

Age demographics shows the most populous age range is 35 to 44, about 25% of the count, followed by 45 to 54 at 21%, 55 to 64 at 17% and 25-35 at 17%. Gender demographics reports 61% are men, 47% are women and 2% who don't identify with either expressions. About 90% of people who reported their sexual orientation identified as heterosexual and about 70% of people who reported their race identified as white.

Of 1,120 people of who answered questions about income, almost one-third of people reported having no income. About 4% of people said they earned more than \$2,000; 4% earned \$1,501 to \$2,000; 19% earned \$1,001 to \$1,500; 11% earned \$501 to \$1,000; 7% earned \$251 to \$500; 4% earned \$151 to \$250 and 11% earned less than \$150.

People considered chronically homeless — who have disabilities and experienced homelessness for at least 12 months in 3 years — make up 550 of 1,392 people, or 40%.

Half of the people who were asked about substance use disorders said they had no disorder, 25% reported a drug use disorder, 9% reported an alcohol use disorder and 13% reported a both drug

and alcohol use disorders. Of the 1,156 who answered the question, 243 said their disorder impacted their ability to hold a job or live independently.

Mental health conditions impacted 527 of 1,157 who responded and 431 said their condition affected their ability to hold a job or live independently.

Chronic health conditions impacted 528 of 1,157 reported and 440 said their condition affected their ability to hold a job or live independently.

Physical disabilities impacted 462 of 1,154 who were asked about it and 394 said their condition affected their ability to hold a job or live independently. Developmental disabilities affected 218 of 1,150 who responded.

One hundred ninety-six of 1,152 who responded said they became homeless after fleeing domestic violence, and 426 said they were a domestic violence survivor.

Current parolees made up 117 of 1,158 who responded, 58 preferred not to answer and seven didn't know whether or not they were on probation. Only 37 parolees said they didn't enter homelessness after being released from custody.

Community insight

According to the report, a statewide eviction moratorium between 2020 and June 2022 as a result of COVID-19 policy may have attributed to homelessness locally; landlords and property managers took time to follow through with evictions with two years of hiatus on evictions and delays with eviction proceedings.

In late 2022, local shelters expanded operations; Torres Shelter began accepting pets; The Jesus Center opened its renewal center in September 2023; Chico Housing Action Team opened Everhart Village in May 2024 and the Jesus Center added 24 beds for seniors at the Renewal Center in June 2024.

The summer of 2024 saw changes after the *Grants Pass v. Johnson* ruling; local communities began passing updated camping bans, except for Chico because of its limitations with the *Warren v. Chico* settlement agreement, according to the report.



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
One Sansome Street, Suite 1200
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June 3, 2025

VIA ELECTRONIC TRANSMISSION

Board of Commissioners
c/o David Pittman, Board Chairperson
Housing Authority of the County of Butte
2039 Forest Avenue
Chico, CA 95928

Dear Commissioners:

On May 29, 2025, the Housing Authority of the County of Butte was designated Troubled by HUD based on a failing Public Housing Assessment System audited financial score of audited financial score of 0 (of 25), physical score of 34 (of 40), management score of 14 (of 25), Capital Fund score of 7 (of 10), and an overall score of 55 (of 100) for the fiscal year ending 2023, as shown in the enclosed PHAS Score Report. The financial score of zero is based on a Late Presumptive Failure (for failure to make required financial indicator submissions).

It is critical that the Agency assesses its current situation to determine if recovery is feasible or if alternative options for affordable housing should be considered. The Board of Commissioners/Governing Body of the Housing Authority of the County of Butte should take immediate action to identify the sources(s) of the performance deficiencies and develop and implement a plan to determine if an acceptable PHAS score can be achieved and sustained or to identify other uses for the housing subsidies. Additionally, the Board of Commissioners/Governing Body should take immediate action to ensure the missing financial submissions are received by HUD.

The following list of actions is offered as common suggestions to the Board to use in self-diagnosing the source(s) of its deficiencies and identifying solutions to recover its performance for long-term sustainability.

Late Presumptive Failure

Late Presumptive Failure typically results from: (1) failure of a public housing agency to prepare financial statements and submit them timely; (2) failure of a public housing agency to procure and oversee an independent auditor timely and properly; or (3) for a public housing agency that is a component of local government, local regulatory or statutory obstacles.

Financial Statement Preparation and Submission

- Evaluate management/staff ability to prepare financial statements.
- Consider procuring a fee accountant to prepare financial statements.

- Confirm that the Board receives and approves financial statements timely and in advance of regulatory deadlines.
- Verify that staff are correctly identified in and have access to HUD systems.

Audit Procurement and Oversight

- Evaluate the solicitation and procurement process for the independent auditor.
- Confirm that the independent auditor's contract allows sufficient time between the notice to proceed and the regulatory deadline for submission.
- Evaluate staff's oversight of the independent auditor's contract to ensure that contract requirements and deadlines are being met.

Regulatory and Statutory Obstacles

- Identify any local and State requirements that may be impacting the public housing agency's ability to complete its audit timely.
- Determine if the public housing agency's audit is a component part of a larger local or State audit.
 - Determine whether the amount of funding to the public housing agency meets the local or State thresholds for inclusion.
 - Determine if the local or State audit timelines are compatible with the HUD's requirements for submission.
 - Consider requesting an exception to local and State requirements to allow the public housing agency to submit its own audit.

Management

Generally, when a public housing agency becomes management substandard, it has failed to maintain an acceptable occupancy level in its developments.

- Evaluate waiting list, tenant selection, and initial certification processes to ensure coordination with property managers and timely preparation for move-ins.
- Assess existing new tenant intake policies and practices and consider implementing those that would contribute to quicker lease up, such as starting the certification process earlier or limiting the number of unit-offer turn-downs for new tenants.
- Assess existing continued occupancy policies and practices and consider implementing those that would reduce the frequency of move-outs, such as educating tenants on lease enforcement and how to be good renters or limiting transfers for existing tenants.
- Assess the impact of current operating protocols for late rent payments as well as timely payments to vendors.
- Evaluate the turn-around time of vacant units for occupancy, including the time it takes maintenance to make-ready units and the time it takes property managers to lease up units.
- Assess the feasibility and desirability of under-occupied developments, e.g. physical condition and configuration, rehabilitation costs and lifespan, neighborhood factors such as crime and proximity to employment, transportation, and services, etc., and consider

- repositioning options if appropriate.
- Ensure that units taken offline for modernization, special use, or other allowed reasons have been approved by HUD, do not exceed their permissible time limitation and are correctly classified in HUD systems.
 - Consider contracting property management of Public Housing to another entity or public housing agency.

Please provide our office with a proposed recovery plan within 30 days of the receipt of this letter. Your plan will be reviewed by a Recovery Team of subject matter experts to determine further assistance to be provided by HUD and actions to be taken.

Please also be advised that HUD is initiating actions to develop and execute a binding Recovery Agreement with the Housing Authority of the County of Butte, as required by federal statute, to document and ensure that recovery efforts have been put in place and the Agency achieves and sustains acceptable performance or identifies other opportunities for affordable housing. If the assessment determines that Public Housing can be sustained and improved, the Recovery Agreement will include recovery benchmarks in accordance with statutory requirements, implemented by regulations found at 24 CFR 902.75(d). Specifically, the Housing Authority of the County of Butte must meet two sequential benchmarks after being designated Troubled: 1) a 50% recovery of the Troubled PHAS score on the first released PHAS assessment that is at least 12 months after the Troubled designation – that is to say, a minimum PHAS score for that period of 57, and 2) a full recovery to a PHAS score of 60 or higher on the next sequential fiscal year PHAS assessment.

If you have any questions or need assistance in developing your plan, please contact Allyson Weiyong Tang at Weiyong.tang@hud.gov or 415-489-6428.

Sincerely,



Trevor T. Auser
Acting Director
Office of Public Housing

Enclosure

cc:

Charles Alford, Tenant Commissioner
Housing Authority of the County of Butte 2039 Forest Avenue
Chico, CA 95928

Randy Coy, Commissioner
Housing Authority of the County of Butte
2039 Forest Avenue
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Robert Crowe, Commissioner
Housing Authority of the County of Butte
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Rich Ober, Commissioner
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David Pittman, Board Chair
Housing Authority of the County of Butte
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Larry Guanzon, Executive Director
Housing Authority of the County of Butte
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Chico, CA 95928



U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 05/29/2025

PHA Code:	CA043
PHA Name:	COUNTY OF BUTTE HSG AUTH
Fiscal Year End:	09/30/2023

PHAS Indicators	Score	Maximum Score
Physical	34	40
Financial	0	25
Management	14	25
Capital Fund	7	10
Late Penalty Points	0	
PHAS Total Score	55	100
Designation Status:	Troubled	
Published 05/29/2025	Initial published	05/29/2025

Financial Score Details	Score	Maximum Score
1. FASS Score before deductions	22.50	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit)	22.50	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	95.07	
4. Occupancy Rate Points	2	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	7	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasintrule.cfm>



U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 05/19/2023

PHA Code:	CA043
PHA Name:	COUNTY OF BUTTE HSG AUTH
Fiscal Year End:	09/30/2022

PHAS Indicators	Score	Maximum Score
Physical	34	40
Financial	25	25
Management	22	25
Capital Fund	10	10
Late Penalty Points	0	
PHAS Total Score	91	100
Designation Status:	High Performer	

Published 05/19/2023

Initial published 05/19/2023

Financial Score Details	Score	Maximum Score
Unaudited/Single Audit		
1. FASS Score before deductions	25.00	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit)	25.00	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	96.23	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasinrule.cfm>