

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

**MEETING AGENDA**

September 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.

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Please join my meeting from your computer, tablet or smartphone.  
<https://meet.goto.com/860027005>

You can also dial in using your phone.

Access Code:

860-027-005

United States (Toll Free):

[1 877 309 2073](tel:18773092073)

United States:

[+1 \(646\) 749-3129](tel:+16467493129)

If you have any trouble accessing the meeting agenda, or attachments; or if you are disabled and need special assistance to participate in this meeting, please email [marysolk@butte-housing.com](mailto:marysolk@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.

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NEXT RESOLUTION NO. 4972

ITEMS OF BUSINESS

*Housing Authority of the County of Butte  
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1. ROLL CALL
2. AGENDA AMENDMENTS
3. CONSENT CALENDAR
  - 3.1 Minutes for the meeting of August 21, 2025
  - 3.2 Checks written for:
    - 3.2.1 Accounts Payable (General) – \$784,674.30
    - 3.2.2 Landlords – \$2,154,301.19
    - 3.2.3 Payroll – \$146,185.57
  - 3.3 *Financial Statements - N/A*
  - 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 Standard and Poors Annual Update – Butte County Housing Authority, CA ‘A+ Issuer Credit Rating Affirmed; GO Debt Outstanding Affirmed At ‘A+’
4. CORRESPONDENCE
5. REPORTS FROM EXECUTIVE DIRECTOR
  - 5.1 Utility Allowances – Annual Adoption of Utility Allowances for Public Housing, Section 8 and Other HACB-Owned Properties.

Recommendation:

Motion

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- 5.2 HACB Consolidated Budget – Adopt 2025-2026 HACB Agency-Wide Operating Budget.

Recommendation:

Resolution No. 4972

- 5.3 Section 8 Housing Choice Voucher (HCV) & Emergency Housing Voucher (EHV) Payment Standards – Adopt 2025 HUD Section 8 and EHV Payment Standards for Butte and Glenn Counties.

Recommendation:

Resolution No. 4973

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

9. REPORTS FROM COMMISSIONERS

10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION

12. COMMISSIONERS' CALENDAR

- **NAHRO: 2025 National Conference, Phoenix Convention Center | Phoenix, AZ | September 28-30, 2025**
- **Next Meeting October 16, 2025**

13. ADJOURNMENT

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

**MEETING MINUTES OF  
August 21, 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 2:15p.m.

1. ROLL CALL

Present for the Commissioners: 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; Angie Little, Rental Assistance Programs Manager; Juan Meza, Public Housing Manager; Taylor Gonzalez, Project Manager; and Marysol Perez, Executive Assistant; all attended in person.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Financial Consultant Marco Cruz provided and update in regards to the HACBs financial status. The accounting department with the help of CFO Consultant Marco Cruz are working diligently and have made significant process in regards to the departments priorities and goals. Project Manager Taylor Gonzalez provided an update regarding Mayer Commons, Paradise; as of August 1<sup>st</sup>, two units are occupied and two are in process for approval and move-in.

Commissioner Crowe moved that the Consent Calendar, including Resolution No. 4970 “ADOPT STANDARD CHARGES TO RESIDENTS FOR CLEANING, REPAIR, REPLACEMENT AND MISCELLANEOUS CHARGES”, be accepted as presented. Commissioner Richter seconded. The vote in favor was unanimous.

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4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 2020A Bonds Budget – The proposed budgets were prepared by RSC Associates in coordination with HACB staff and reviewed by the budget committee. The budgets address 146 units in six (6) properties: Alamont Apartments, Chico; Cameo Apartments, Chico; Lincoln Apartments, Chico; Locust Apartments, Chico; Evanswood Apartments, Oroville, and Park Place Apartments, Oroville. These six properties are not HUD subsidized, but they comprise the basis with which the HACB underwrote its 2020A Bond Issuance. These budgets will be rolled into the Agency Consolidated budget and presented to the Board at the September Board meeting.

**\*RESOLUTION NO. 4971\***

Commissioner Ober moved that Resolution N0. 4971 be adopted by reading of title only: “APPROVAL OF FISCAL YEAR 2026 BUDGET FOR HOUSING AUTHORITY SERIES 2020A BOND PROGRAM”. Commissioner Crowe seconded. The vote in favor was unanimous.

8. SPECIAL REPORTS

Executive Director Guanzon, shared that the Mi Casa will be celebrating its 25<sup>th</sup> anniversary this fall and a special celebration is being planned, more details will be shared when received.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

Adjourned: 3:25 p.m.

Reconvened 3:57 p.m.

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Commissioners identified in the roll call and Executive Director Larry Guanzon were the only ones in attendance during executive session.

- 11.1 Public Employee performance evaluation pursuant to California Government Code section 54957 – Board continued discussion and reviewed Executive Director performance evaluation with Executive Director Guanzon.

12. COMMISSIONERS' CALENDAR

- **Mayer Commons Open House: Tuesday, September 16, 2025 10:00 a.m. | Mayer Commons, Paradise, CA**
- **Next Meeting – Thursday, September 18, 2025**
- **NAHRO National Conference, Phoenix Convention Center | Phoenix, AZ | September 28-30, 2025**

13. ADJOURNMENT

The meeting was adjourned at 4:00 p.m.

Dated: August 18, 2025.

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David Pittman, Board Chair

ATTEST:

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Lawrence C. Guanzon, Secretary

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

<b>Check Date</b>	<b>Check #</b>	<b>Vendor</b>	<b>Total Amount</b>
08/14/2025	4344	v0000007 - CITY OF CHICO (22332) (FUEL)	74.08
08/14/2025	4345	v0000011 - California Water Service - Chico	287.43
08/14/2025	4346	v0000017 - EAGLE SECURITY SYSTEMS	905.57
08/14/2025	4347	v0000031 - PG&E	6,512.28
08/14/2025	4348	v0000031 - PG&E	2,261.16
08/14/2025	4349	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	35.86
08/14/2025	4350	v0000057 - OPER. ENG. LOCAL #3	952.00
08/14/2025	4351	v0000140 - COMCAST CABLE	1,120.74
08/14/2025	4352	v0000241 - WASTE MANAGEMENT	433.45
08/14/2025	4353	v0000256 - North Valley Property Owners Association	1,736.50
08/14/2025	4354	v0000312 - Unum Life Insurance Company	308.99
08/14/2025	4355	v0000422 - CAHA	250.00
08/14/2025	4356	v0000425 - Climate & Energy Solutions	671.25
08/14/2025	4357	v0000459 - E Center	343.76
08/14/2025	4358	v0000469 - Thermalito Irrigation	5.00
08/14/2025	4359	v0000474 - Advanced Document	101.03
08/14/2025	4360	v0000513 - CDW Government, Inc.	535.80
08/14/2025	4361	v0000554 - GreatAmerica Financial Services	202.50
08/14/2025	4362	v0000599 - Access Information Holdings, LLC.	32.69
08/14/2025	4363	v0000795 - Richard's North State Pest Mgmt (dba)	43.00
08/14/2025	4364	v0000806 - Cypress Dental Administrators	582.04
08/14/2025	4365	v0000806 - Cypress Dental Administrators	582.04
08/14/2025	4366	v0000845 - HMR Architects, Inc.	1,050.00
08/14/2025	4367	v0000863 - Nor-Cal Landscape Maintenance dba	84.60
08/14/2025	4368	v0000893 - Genuine Parts Company	26.42
08/14/2025	4369	v0004614 - City of Chico (Sewer)	33.29
08/14/2025	4370	v0004733 - Bowman & Company, LLP.	25,000.00
08/14/2025	4371	v0004774 - Sierra Excavating LLC	1,600.00
08/14/2025	4372	v0004827 - Verdant Commercial Capital LLC	273.13
08/14/2025	4373	v0000428 - Adecco Employment Services	3,497.32
08/14/2025	4374	v0000837 - Gary Quiring	840.00
08/28/2025	4375	v0000031 - PG&E	73.50
08/28/2025	4376	v0000031 - PG&E	579.48
08/28/2025	4377	v0000031 - PG&E	16.92
08/28/2025	4378	v0000040 - Gregory P. Einhorn	1,160.00
08/28/2025	4379	v0000106 - Messenger Publishing Group	52.00
08/28/2025	4380	v0000108 - AT&T	10.30
08/28/2025	4381	v0000169 - City of Oroville	1,485.12
08/28/2025	4382	v0000361 - Awards Company	115.26
08/28/2025	4383	v0000402 - US Bank	166.40
08/28/2025	4384	v0000428 - Adecco Employment Services	1,471.01
08/28/2025	4385	v0000903 - Chico Auto Care / Ace Radiator	419.71
08/28/2025	4386	v0004526 - VSP Vision Care	121.11
08/28/2025	4387	v0004656 - Avrit Insurance Agency, Inc.	9,563.89
08/28/2025	4388	v0004726 - US Housing Consultants LLC	2,346.89
08/28/2025	4389	v0004849 - California Fair Plan Association	25.00
08/04/2025	100382	v0003020 - Palo Verde Apartments LLC	815.00
08/04/2025	100383	v0003139 - CAA North Point Chico LP	1,259.00
08/04/2025	100384	v0003960 - Chico Housing Action Team	3,789.00
08/04/2025	100385	v0003988 - Elle Property Management Solutions	269.00
08/04/2025	100386	v0004575 - North Creek Crossings	784.00
08/04/2025	100387	v0004790 - RS1, LLC dba The Social	1,022.00
08/04/2025	100388	v0004819 - Raul J Ramirez	1,652.00
08/14/2025	100395	v0000155 - Susanne Kemp	122.93
08/14/2025	100396	v0000724 - ED MAYER	713.83

08/14/2025	100397	v0000821 - Golden State Risk Management Authority	8,025.00
08/14/2025	100398	v0004479 - Netsys Systems, Inc.	140.00
08/14/2025	100399	v0004542 - Creekside Place LP	274.35
08/14/2025	100400	v0004835 - Marco Cruz	11,334.05
08/28/2025	100409	v0000129 - Angela Little	64.77
08/28/2025	100410	v0000724 - ED MAYER	724.32
08/28/2025	100411	v0001741 - Everett	1,100.00
08/28/2025	100412	v0004543 - Joseph Young	323.00
08/28/2025	100413	v0004835 - Marco Cruz	12,734.05
08/28/2025	100414	v0004847 - BDO USA, P.C.	3,350.00
08/15/2025	808884	v0004576 - Aflac	947.22
08/15/2025	1103045	v0000799 - Benefit Resource, Inc.	175.00
08/11/2025	2975238	v0000059 - CalPERS	40,032.08
08/11/2025	2975239	v0000059 - CalPERS	12,729.10
08/11/2025	2975240	v0000059 - CalPERS	6,632.96
08/11/2025	2975241	v0000059 - CalPERS	433.17
08/11/2025	2975242	v0000059 - CalPERS	315.00
08/25/2025	2984555	v0000059 - CalPERS	12,729.32
08/25/2025	2984556	v0000059 - CalPERS	6,213.36
08/15/2025	2984557	v0000059 - CalPERS	419.65
08/25/2025	2984558	v0000059 - CalPERS	315.00
08/20/2025	3035331	v0000891 - Paylocity	878.48
08/04/2025	8042025	v0000793 - Verizon Wireless	326.16
08/05/2025	8052025	v0000439 - Umpqua Bank	1,963.21
08/20/2025	8202025	v0000039 - TPx Communications	238.98
08/25/2025	8252025	v0000439 - Umpqua Bank	5,462.01
08/25/2025	8252025	v0000793 - Verizon Wireless	326.09
08/19/2025	8282024	v0000793 - Verizon Wireless	-353.31
08/18/2025	9252024	v0000793 - Verizon Wireless	-353.11
08/15/2025	10282024	v0000793 - Verizon Wireless	-353.53
08/18/2025	12022024	v0000793 - Verizon Wireless	-473.75
08/18/2025	12312024	v0000793 - Verizon Wireless	-368.53
08/07/2025	537167200	v0000181 - Empower	1,495.00
08/25/2025	544192293	v0000181 - Empower	10,158.17

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<b>TOTAL</b>			<b>216,372.55</b>
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**Housing Authority of the County of Butte  
HACB Public Housing Account  
AP Check Register**

Check Date	Check #	Vendor	Total Amount
08/18/2025	2854	v0000369 - Thrifty Rooter-Service & Plumbing (CHICO)	-532.07
08/04/2025	2869	v0000011 - California Water Service - Chico	192.00
08/04/2025	2870	v0000014 - Gridley Municipal Utilities	660.00
08/04/2025	2871	v0000014 - Gridley Municipal Utilities	19.00
08/04/2025	2872	v0000031 - PG&E	1,501.00
08/14/2025	2873	b0008508 - Campos De Flores	14.68
08/14/2025	2874	v0000006 - Biggs Municipal Utilities	3,050.90
08/14/2025	2875	v0000007 - CITY OF CHICO (22332) (FUEL)	661.68
08/14/2025	2876	v0000010 - California Water Service - Oroville	1,885.03
08/14/2025	2877	v0000015 - A-1 Appliance	91.16
08/14/2025	2878	v0000017 - EAGLE SECURITY SYSTEMS	118.89
08/14/2025	2879	v0000031 - PG&E	67.76
08/14/2025	2880	v0000031 - PG&E	3.81
08/14/2025	2881	v0000031 - PG&E	2,015.00
08/14/2025	2882	v0000031 - PG&E	466.48
08/14/2025	2883	v0000031 - PG&E	118.23
08/14/2025	2884	v0000031 - PG&E	70.32
08/14/2025	2885	v0000031 - PG&E	594.11
08/14/2025	2886	v0000031 - PG&E	268.73
08/14/2025	2887	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	1,976.02
08/14/2025	2888	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,867.99
08/14/2025	2889	v0000072 - Towne Flooring Center	1,215.01
08/14/2025	2890	v0000113 - MILLER GLASS, INC.	271.55
08/14/2025	2891	v0000140 - COMCAST CABLE	291.64
08/14/2025	2892	v0000235 - HD Supply Facilities Maintenance, Ltd.	285.02
08/14/2025	2893	v0000241 - WASTE MANAGEMENT	1,397.01
08/14/2025	2894	v0000312 - Unum Life Insurance Company	649.84
08/14/2025	2895	v0000401 - Plan B Professional Answering Services	164.80
08/14/2025	2896	v0000425 - Climate & Energy Solutions	788.00
08/14/2025	2897	v0000469 - Thermalito Irrigation	934.24
08/14/2025	2898	v0000474 - Advanced Document	13.25
08/14/2025	2899	v0000504 - Jiffy Lube, Inc.	194.30
08/14/2025	2900	v0000592 - Neal Road Recycling & Waste	155.90
08/14/2025	2901	v0000599 - Access Information Holdings, LLC.	32.71
08/14/2025	2902	v0000669 - ROTO-ROOTER OROVILLE	595.00
08/14/2025	2903	v0000680 - MAINTENANCE PLUS	5,092.26
08/14/2025	2904	v0000795 - Richard's North State Pest Mgmt (dba)	1,561.50
08/14/2025	2905	v0000806 - Cypress Dental Administrators	1,556.96
08/14/2025	2906	v0000806 - Cypress Dental Administrators	1,556.96
08/14/2025	2907	v0000863 - Nor-Cal Landscape Maintenance dba	15,041.57
08/14/2025	2908	v0000879 - GUZI-WEST Inspection and Consulting. LLC	808.04
08/14/2025	2909	v0000886 - Candelario Ace Hardware dba	44.66
08/14/2025	2910	v0004614 - City of Chico (Sewer)	1,632.07
08/14/2025	2911	v0004614 - City of Chico (Sewer)	593.27
08/14/2025	2912	v0004637 - Ferguson US Holdings, Inc. (HVAC)	5.65
08/14/2025	2913	v0004780 - Birchard Construction Inc.	102,756.48
08/14/2025	2914	v0004833 - H.B. Restoration Inc.	7,043.75
08/28/2025	2915	v0000010 - California Water Service - Oroville	7,942.46
08/28/2025	2916	v0000010 - California Water Service - Oroville	189.03
08/28/2025	2917	v0000010 - California Water Service - Oroville	310.51
08/28/2025	2918	v0000011 - California Water Service - Chico	9,542.75
08/28/2025	2919	v0000011 - California Water Service - Chico	82.00
08/28/2025	2920	v0000014 - Gridley Municipal Utilities	1,324.92
08/28/2025	2921	v0000015 - A-1 Appliance	184.02
08/28/2025	2922	v0000031 - PG&E	58.72
08/28/2025	2923	v0000072 - Towne Flooring Center	1,177.77
08/28/2025	2924	v0000108 - AT&T	21.53
08/28/2025	2925	v0000140 - COMCAST CABLE	558.62
08/28/2025	2926	v0000206 - JACKSON'S GLASS CO, INC.	828.19
08/28/2025	2927	v0000223 - Employment Development Dep	161.00
08/28/2025	2928	v0000228 - Wike Restoration, Inc.	30,887.30

08/28/2025	2929	v0000235 - HD Supply Facilities Maintenance, Ltd.	4,919.93
08/28/2025	2930	v0000425 - Climate & Energy Solutions	1,148.00
08/28/2025	2931	v0000463 - Sherwin-Williams Company	1,351.97
08/28/2025	2932	v0000592 - Neal Road Recycling & Waste	54.48
08/28/2025	2933	v0000669 - ROTO-ROOTER OROVILLE	310.00
08/28/2025	2934	v0000680 - MAINTENANCE PLUS	452.50
08/28/2025	2935	v0000801 - Chico Turf Plus, LLC	240.00
08/28/2025	2936	v0000805 - Mendes Supply Company (dba)	270.78
08/28/2025	2937	v0000845 - HMR Architects, Inc.	1,500.00
08/28/2025	2938	v0004526 - VSP Vision Care	257.42
08/28/2025	2939	v0004653 - Jessee Heating & Air Conditioning	13,664.89
08/28/2025	2940	v0004726 - US Housing Consultants LLC	1,741.26
08/28/2025	2941	v0004856 - Thrifty Rooter-Service & Plumbing (Marysville)	532.07
08/14/2025	10017	v0000240 - CIC	319.40
08/14/2025	10018	v0000821 - Golden State Risk Management Authority	16,019.00
08/14/2025	10019	v0004479 - Netsys Systems, Inc.	700.00
08/04/2025	8042025	v0000793 - Verizon Wireless	774.93
08/05/2025	8052025	v0000439 - Umpqua Bank	750.13
08/06/2025	8062025	v0000048 - Valero Fleet	811.83
08/11/2025	8112025	v0004849 - California Fair Plan Association	31,627.00
08/20/2025	8202025	v0000039 - TPx Communications	145.47
08/21/2025	8212025	v0000088 - The Home Depot Credit Services	10,199.93
08/25/2025	8252025	v0000439 - Umpqua Bank	30.16
08/25/2025	8252025	v0000793 - Verizon Wireless	763.22
08/27/2025	8272025	v0000048 - Valero Fleet	760.47
08/18/2025	8282024	v0000793 - Verizon Wireless	-682.58
08/15/2025	9252024	v0000793 - Verizon Wireless	-676.36
08/18/2025	10292024	v0000793 - Verizon Wireless	-680.77
08/18/2025	12022024	v0000793 - Verizon Wireless	-679.67
08/18/2025	12312024	v0000793 - Verizon Wireless	-675.08
<b>TOTAL</b>			<b>300,011.36</b>

**Housing Authority of the County of Butte  
HACB S8 Admin Account  
AP Check Register**

<b>Check Date</b>	<b>Check #</b>	<b>Vendor</b>	<b>Total Amount</b>
08/15/2025	177	v0000027 - Beck Capital Group LLC	3,840.97
08/15/2025	178	v0001029 - Sierra Village Project Partner LP	3,840.97
08/15/2025	179	v0001253 - Fong	3,840.97
08/15/2025	180	v0001443 - Reed Francis	3,840.97
08/15/2025	181	v0001523 - Ilse Arellano	3,840.97
08/15/2025	182	v0001669 - Sierra Pacific Management Company Inc	3,840.97
08/15/2025	183	v0001687 - Campbell Commons Associates	3,840.97
08/15/2025	184	v0001733 - Community Action Agency of Butte County	3,840.97
08/15/2025	185	v0001754 - Knudsen	3,840.97
08/15/2025	186	v0001755 - Chico Villa East Associates	3,840.97
08/15/2025	187	v0001998 - Minto	3,840.97
08/15/2025	188	v0002107 - The Hignell Companies	3,840.97
08/15/2025	189	v0002277 - Ira Smith	3,840.97
08/15/2025	190	v0002661 - Chico Parkside Terrace LP	3,840.97
08/15/2025	191	v0002721 - Paradise Apartments LLC	3,840.97
08/15/2025	192	v0002813 - Mark S Garstang	3,840.97
08/15/2025	193	v0002926 - DHI Trans Pacific Garden Associates LP	3,840.97
08/15/2025	194	v0002957 - Blue Oak Property Management Inc	3,840.97
08/15/2025	195	v0003020 - Palo Verde Apartments LLC	3,840.97
08/15/2025	196	v0003066 - Merle A Webb & Sons	3,840.97
08/15/2025	197	v0003077 - Safe REI LLC	3,840.97
08/15/2025	198	v0003078 - Youth For Change	3,840.97
08/15/2025	199	v0003133 - Romo	3,840.97
08/15/2025	200	v0003223 - Bobkat Builders Inc	3,840.97
08/15/2025	201	v0003322 - OSM Investment Company	3,840.97
08/15/2025	202	v0003428 - Michael Prezioso	3,840.97
08/15/2025	203	v0003632 - Madsen Properties	3,840.97
08/15/2025	204	v0003636 - Chico Valley View Partners, LP	3,840.97
08/15/2025	205	v0003644 - Hoffman	3,840.97
08/15/2025	206	v0003778 - Saephan	3,840.97
08/15/2025	207	v0003853 - Khang	3,840.97
08/15/2025	208	v0003939 - Caminar DbA Avenida Apts	3,840.97
08/15/2025	209	v0003960 - Chico Housing Action Team	3,840.97
08/15/2025	210	v0003978 - Ferguson & Brewer Investment Co	3,840.97
08/15/2025	211	v0003981 - The 0312 Ramona Apts, LP	3,840.97
08/15/2025	212	v0003988 - Elle Property Management Solutions	3,840.97
08/15/2025	213	v0004019 - Caminar DbA Base Camp Village	3,840.97
08/15/2025	214	v0004093 - BKJ Holdings LLC	3,840.97
08/15/2025	215	v0004095 - Whispering Trees Apartments	3,840.97
08/15/2025	216	v0004170 - Lassen Villa Investors	3,840.97
08/15/2025	217	v0004203 - Almond Blossom Properties	3,840.97
08/15/2025	218	v0004227 - Paradise Boutique Apartments #1, LLC	3,840.97
08/15/2025	219	v0004254 - Lava Ridge Apartments	3,840.97
08/15/2025	220	v0004500 - WiME, Inc. dba Sheraton Real Estate Management -	3,840.97
08/15/2025	221	v0004631 - Tonea Senior LP	3,840.97
08/15/2025	222	v0004676 - Ghao Yang	3,840.97
08/15/2025	223	v0004685 - Hignell Inc Mixed Property Trust	3,840.97
08/15/2025	224	v0004699 - Diane Martin	3,840.97
08/15/2025	225	v0004740 - Anastasio Huerta Ramirez	3,840.97
08/15/2025	226	v0004741 - Jenna Steinsiek	3,840.97
08/15/2025	227	v0004811 - Senator Conness	3,840.97
08/15/2025	228	v0004813 - Bill Tribble	3,840.97
08/15/2025	229	v0004820 - Samuel Polk	3,840.97
08/14/2025	230	v0000240 - CIC	1,938.00

08/14/2025	231	v0000821 - Golden State Risk Management Authority	12,731.00
08/14/2025	232	v0001755 - Chico Villa East Associates	700.00
08/14/2025	233	v0004479 - Netsys Systems, Inc.	210.00
08/28/2025	234	v0004030 - Darec Inc DBA IPM Property Management	1,575.00
08/14/2025	2491	v0000007 - CITY OF CHICO (22332) (FUEL)	131.57
08/14/2025	2492	v0000040 - Gregory P. Einhorn	2,040.00
08/14/2025	2493	v0000082 - ENTERPRISE-RECORD	581.78
08/14/2025	2494	v0000267 - OFFICE DEPOT INC	306.09
08/14/2025	2495	v0000312 - Unum Life Insurance Company	460.66
08/14/2025	2496	v0000428 - Adecco Employment Services	2,815.20
08/14/2025	2497	v0000474 - Advanced Document	119.01
08/14/2025	2498	v0000504 - Jiffy Lube, Inc.	157.40
08/14/2025	2499	v0000599 - Access Information Holdings, LLC.	32.71
08/14/2025	2500	v0000806 - Cypress Dental Administrators	820.42
08/14/2025	2501	v0000806 - Cypress Dental Administrators	820.42
08/14/2025	2502	v0000863 - Nor-Cal Landscape Maintenance dba	223.83
08/28/2025	2503	v0000040 - Gregory P. Einhorn	210.00
08/28/2025	2504	v0000085 - LES SCHWAB TIRES	559.82
08/28/2025	2505	v0000108 - AT&T	58.88
08/28/2025	2506	v0000402 - US Bank	166.40
08/28/2025	2507	v0004526 - VSP Vision Care	173.06
08/28/2025	2508	v0004726 - US Housing Consultants LLC	11,961.85
08/04/2025	8042025	v0000793 - Verizon Wireless	185.46
08/05/2025	8052025	v0000048 - Valero Fleet	91.02
08/08/2025	8052025	v0000048 - Valero Fleet	-91.02
08/05/2025	8052025	v0000439 - Umpqua Bank	48.34
08/20/2025	8202025	v0000039 - TPx Communications	654.60
08/25/2025	8252025	v0000439 - Umpqua Bank	85.62
08/25/2025	8252025	v0000793 - Verizon Wireless	172.06
08/26/2025	8262025	v0000048 - Valero Fleet	231.75
08/18/2025	8282024	v0000793 - Verizon Wireless	-172.33
08/18/2025	9252024	v0000793 - Verizon Wireless	-172.45
08/18/2025	10252024	v0000793 - Verizon Wireless	-172.46
08/18/2025	12022024	v0000793 - Verizon Wireless	-172.48
08/18/2025	12312024	v0000793 - Verizon Wireless	-172.46

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<b>TOTAL</b>	<b>242,880.16</b>
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Housing Authority of the County of Butte  
HACB BCAHDC Account  
AP Check Register

Check Date	Check #	Vendor	Total Amount
8/14/2025	1548	v0000660 - HACB	25,410.23
TOTAL			25,410.23

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE**

**HOUSING CHOICE VOUCHER (SECTION 8)**

**UTILIZATION SUMMARY REPORT**

**ROLLING 12 MONTH ANALYSIS**

UNITS LEASED SUMMARY	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25	APR'25	MAR'25	FEB'25	JAN'25	DEC'24	NOV'24	OCT'24
BUTTE												
ACC UNIT MONTHS	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983
CURRENT LEASED	1844	1852	1860	1867	1873	1881	1889	1901	1907	1916	1907	1917
VOUCHER UTILIZATION %	92.99%	93.39%	93.80%	94.15%	94.45%	94.86%	95.26%	95.86%	96.17%	96.62%	96.17%	96.67%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	102	102	100	101	104	105	106	105	105	102	103	106
VOUCHER UTILIZATION %	117.24%	117.24%	114.94%	116.09%	119.54%	120.69%	121.84%	120.69%	120.69%	117.24%	118.39%	121.84%
VASH												
ACC UNIT MONTHS	214	214	214	214	214	214	214	194	194	194	194	194
CURRENT LEASED	185	187	184	171	166	158	157	157	158	161	161	161
VOUCHER UTILIZATION %	86.45%	87.38%	85.98%	79.91%	77.57%	73.83%	73.36%	80.93%	81.44%	82.99%	82.99%	82.99%
TOTAL												
ACC UNIT MONTHS	2284	2284	2284	2284	2284	2284	2284	2264	2264	2264	2264	2264
CURRENT LEASED	2131	2141	2144	2139	2143	2144	2152	2163	2170	2179	2171	2184
VOUCHER UTILIZATION %	93.30%	93.74%	93.87%	93.65%	93.83%	93.87%	94.22%	95.54%	95.85%	96.25%	95.89%	96.47%

HAP SUMMARY*	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25	APR'25	MAR'25	FEB'25	JAN'25	DEC'24	NOV'24	OCT'24
ACC BUDGET	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160
ACTUAL HAP	\$ 1,851,560	\$ 1,891,736	\$ 1,900,901	\$ 1,899,594	\$ 1,902,951	\$ 1,898,991	\$ 1,891,106	\$ 1,891,143	\$ 1,872,599	\$ 1,865,583	\$ 1,844,471	\$ 1,825,578
PER UNIT COST	\$ 869	\$ 884	\$ 887	\$ 888	\$ 888	\$ 886	\$ 879	\$ 874	\$ 863	\$ 856	\$ 850	\$ 836
BUDGET UTILIZATION %	99.84%	102.01%	102.50%	102.43%	102.61%	102.40%	101.98%	101.98%	100.98%	107.15%	105.93%	104.85%

ACTIVITY SUMMARY	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25	APR'25	MAR'25	FEB'25	JAN'25	DEC'24	NOV'24	OCT'24
# PORT IN BILLED	37	36	32	31	28	27	25	24	20	19	15	13
#PORT OUT UNDER CONTRACT	77	77	76	76	77	76	73	71	71	67	63	62
ZERO HAP	3	5	4	6	4	8	8	7	8	10	9	11
UTILITY ASSISTANCE PAYMENTS	132	111	125	122	116	122	119	125	150	121	134	125
NEW ADMISSIONS	**	11	22	10	19	6	12	10	8	14	38	6
INITIAL VOUCHERS SEARCHING	12	17	36	33	28	16	5	5	3	3	1	1
ACTUAL/ESTIMATED EOP	16	7	15	16	15	17	16	21	12	14	16	24
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	Mayer Commons	Lincoln	Park Place	Total	Occupancy
# of Units	115*	6	0****	24	20	10	30	31	12	18	40	191	%
Sep-25	12**	0	0****	2	1	0	3	0	10	0	1	17	91.1%
Aug-25	11**	0	0****	2	1	0	2	0	12***	0	2	5	97.1%
Jul-25	10**	0	0****	2	0	1	1	0	12***	0	1	3	98.3%
Jun-25	11**	0	0****	2	0	2	1	0	12***	0	1	4	97.7%
May-25	12**	0	0****	3	0	2	0	0	12***	1	1	4	97.7%
Apr-25	12**	0	0****	0	0	0	0	0	12***	0	0	0	100.0%
Mar-25	13**	0	0****	2	1	0	0	0	12***	0	1	2	98.9%
Feb-25	14**	0	0****	3	1	0	0	0	12***	0	2	3	98.3%
Jan-25	12**	0	0****	2	0	0	0	1	12***	0	2	3	98.3%
Dec-24	12**	0	0****	1	2	0	0	2	12***	0	1	5	97.1%
Nov-24	12**	0	0****	0	2	0	0	2	12***	0	1	5	97.1%
Oct-24	12**	0	0****	2	2	0	1	2	12***	0	0	5	97.1%

\* 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.

\*\*\*\* Mayer Commons leasing and occupancy began 08/01/205

\*\*\*\*\* 2131 Fogg Avenue, Oroville Vacant Lot

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	%
Sep-25	0	2	1	2	4	2	1	12	96.5%
Aug-25	3	2	2	1	2	2	1	13	96.2%
Jul-25	2	0	1	0	2	1	3	9	97.4%
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%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Sep-25	6
Aug-25	8
Jul-25	9
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

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Sep-25	4	1	3	2
Aug-25	4	1	4	0
Jul-25	3	1	6	2
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

## Public Housing

### Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	23 Transfer list	6+	2229	6+	2104	6+
2	3007	3+			838	2+
3	860	2+	802	2+	498	2+
4	313	5+			161	4+
5					39	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	528	3	407	2
2	419	7			83	
3	59	2	52	6	39	
4	18	4+			12	
5					1	

## MEMO

Date: September 11, 2025

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

As of September 11, 2025, the status of HACB construction activity follows:

### **2020A Bond – Activities:**

- To date, **\$8,703,942** has been obligated, representing approximately **92%** of the **\$9,503,644** Project Fund. Expenses paid to date 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. All remaining improvements are anticipated to be completed by the end of 2026, at which point all funds are expected to be fully expended.

### **Mayer Commons (formerly Kathy Court Apartments), Paradise:**

- The Town of Paradise Building Department issued the Certificate of Occupancy on September 04, 2025. A copy can be found on page 3.
- Interior work has been completed including all touch-ups.
- Exterior work is nearly finished. The Shade Structure has been installed and the only item remaining is the property sign which is currently in production.
- HACB staff, Town of Paradise staff, and RSC Associates, the third-party property manager, continue to collaborate on leasing activities.
- Photos of the overall completed project are courtesy of Modern Building, Inc.



*Photo of overall progress*

*September 11, 2025  
HACB Construction Status Memo  
pg. 1*





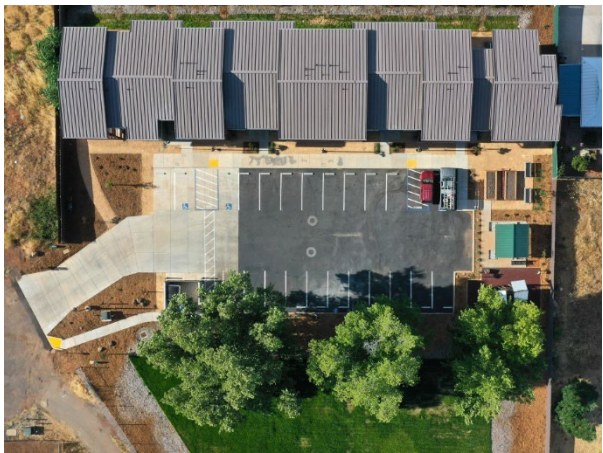
*Project complete*



*Project complete*



*Project complete*



*Project complete*



*Project complete*



*Project complete*

September 11, 2025  
HACB Construction Status Memo  
pg. 2

Town of Paradise  
Building Division  
(530) 872-6291 Ext. 411



Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969

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### **CERTIFICATE OF OCCUPANCY**

The Town of Paradise hereby certifies that this building or the portion described below complies with the requirements of the California Building Code in effect at the time of the issuance of the permit for the group and division of occupancy and the use for which the proposed occupancy is classified.

---

#### **Building Permits: Commercial - New**

Number: #BP21-01202  
Valid From: 9-04-2025

Address: 1561 KAY CT, PARADISE, CA 95969  
Parcel: 053-170-144-000

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#### **Additional Details:**

12 UNIT APARTMENT BUILDING; TWO 1 BEDROOM UNITS, EIGHT 2 BEDROOM UNITS, TWO 3 BEDROOM UNITS (10,838)  
COVERED CONCRETE (1815) UNCONDITIONED STORAGE (137)

---

Certified by:

**Print Name:** Ron Beehler, Interim Building Official

**Date:** 9/04/25

**Signature:**

*Certificate of Occupancy from the Town of Paradise*

*September 11, 2025  
HACB Construction Status Memo  
pg. 3*

**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.
- A persistent crack keeps re-appearing in the deck coating after repairs. Therefor the deck coating subcontractor is still completing repairs with guidance from the deck coating manufacturer.
- Once the rehabilitation work is fully complete, the HACB Staff will coordinate the remaining repairs including: Railing replacement, stair tread replacement, exterior painting, and repairs to the trash enclosure.

**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 completed their on-site gas line replacement project.
- HACB Staff met with PG&E Staff to ensure that the site was properly restored to its original condition. Due to the impending site improvement project, a few sections of concrete flatwork were patched with a temporary asphalt.
- Plans and specifications have been completed for the remaining site work improvements which have been approved by the City of Oroville. The plans and specifications will be put out to bid mid-September.

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

- The 60% design drawings were delivered to the project team for review. The team will review and meet mid-September to discuss.
- 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.*

- Project is currently on-hold. The low bid greatly exceeded the project budget, therefore per direction from HACB Staff, a Notice of Non-Award was issued to all bidders and the project will be re-advertised at a later date.



## 12 Month HACB Construction Project Schedule - September, 2025

		Budgeted Amount	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26
<b>Lincoln Apartments, Chico</b>														
	Stair and Second Floor Walkway Repair Project	\$530,683												
	Stair and Second Floor Walkway Repair Project	T.B.D.												
<b>Park Place Apartments, Oroville</b>														
	Community Building Renovation and Site Improvements	\$649,038												
<b>Mayer Commons (Kathy Court Apartments) Paradise</b>														
	Replacement Project	\$6,738,294												
<b>HACB Main Office</b>														
	Tenant Improvement Project	\$59,850												
<b>Fogg Avenue Apartments, Oroville</b>														
	Design Development and Construction Drawings	\$450,000												
	Seek Funding and Grant Application Preparation	\$50,000												
<b>Farm Labor Housing, Gridley</b>														
	Well 03 Backup Generator Installation (Grant Funded)	\$411,637												
<b>Total next 12 months:</b>		<b>\$8,889,502</b>												

	Design/Bid Phase
	Construction Phase
	Completed

## MEMO

**Date:** September 12, 2025

**To:** Board of Commissioners

**From:** Sheri Bouvier, Contracts Administrator

**Subject:** Capital Fund Construction Projects – Status Update

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

### **Bath Tub Refinishing – Select Units in Gridley/Biggs**

- IFB issued 8/26/25. Proposals due 9/24/2025
- ICE: \$30,000.00
- Status: TBA – estimated to refinish approximately 30 bathtubs.

### **Stucco Replacement/Window Leak Repair – Winston Gardens**

- QSP issued 5/15/25.
- Contract awarded to Birchard Construction for \$18,746.00
- Status: Project Start Date – October 1, 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. Working with HUD to upload in HEROS

### **Asbestos Floor Tile Abatement – All Sites**

- Ongoing during unit turnover. 164 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 99.93% obligated and 99.93% expended.

- ACM Tile Replacement – All concrete-block units – ongoing
- HVAC Replacement Chico – Replace 35 HVAC unit which reached the end of their useful life. Project 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. Project completed
- 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 84% expended.

- ACM Tile Replacement – All concrete-block units – ongoing

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

- Paint Trim - at 43-14 and 43-15 in Oroville – project completed
- Fencing – add additional wrought iron fencing and access control systems to the perimeter of the Winston Gardens property.
- Exterior Lighting – Winston Gardens - upgrade exterior grounds and parking lot pole lighting to LED
- Security Camera – Install security cameras to the grounds and interior of the WG 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 at Winston Gardens
- Roof Replacement – Replace 15 roofs which reached the end of their useful life – Chico PH – project complete

**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 100% 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 49.26% obligated and 48.83% 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 2025, Funding Amount \$1,107,046.00 to be expended by May 12, 2029**

This Capital Fund is 0% obligated and 0% expended.

- HVAC Replacement Project– Select units, replace HVAC units which have reached the end of their useful life, in planning
- Window Replacement Project– Select units, replace windows which have compromised thermo-seals
- Roof Replacement Project– Select units, replace roofs which have reached the end of their useful life, in planning
- Tree Trim and Removal Project

Housing Authority of the County of Butte

HUD Low Income Public Housing

### Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 9/12/2025

Capital Funds CF-22, CF-23, CF-23E, CF2-24

			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	3,800.00			3,601.00						-			7,401.00	-	7,401.00
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	335,131.00	335,131.00	-
3	1408	Management Improvements				5,000.00						5,000.00	5,000.00	-	10,000.00	-	10,000.00
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	318,318.00	318,318.00	-
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment															
			943,782.00	946,746.72	946,746.72	1,001,774.00	1,002,304.13	822,470.38	225,639.00	225,639.00	225,639.00	807,449.00	219,140.27	219,140.27	2,978,644.00	2,213,996.37	764,647.63
			1,117,056.00	1,116,220.72	1,116,220.72	1,147,379.00	1,139,308.13	959,474.38	225,639.00	225,639.00	225,639.00	1,159,420.00	571,111.27	566,111.27	3,649,494.00	2,867,445.37	782,048.63
			99.93%		99.93%		99%	84%	100.00%		100.00%		49.26%		48.83%		

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 9/12/2025	7,401.00	-	10,000.00	-	764,647.63	782,048.63	
	CF-22, CF-23, CF23E, CF-24 Funding							
100	Reserved Budget	7,401.00					7,401.00	
1406	Operations		-				-	
1408	Management Improvements			10,000.00			10,000.00	
1410	Administration				-		-	
1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment					764,647.63	764,647.63	
							782,048.63	Total

0.00 0.00 0.00 0.00 0.00 0.00

## MEMO

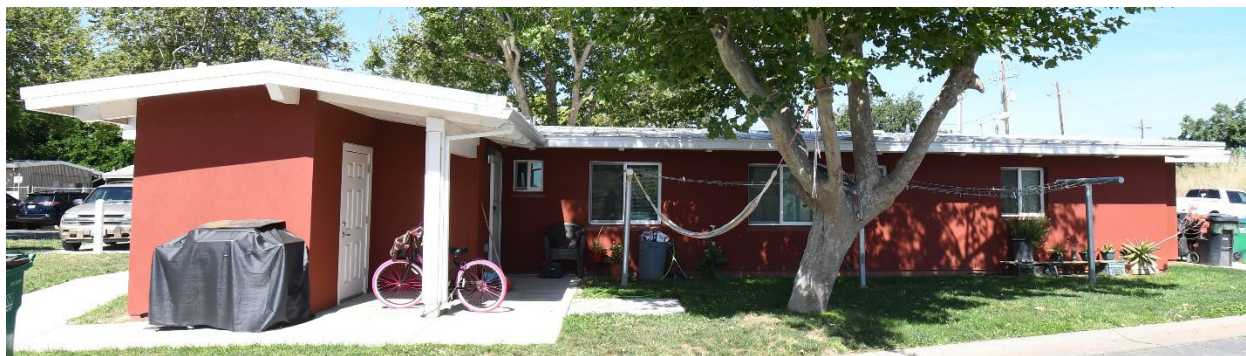
Date: September 12, 2025

To: HACB Board of Commissioners

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

Subject: Farm Labor Housing, Gridley – status report

As of September 1<sup>st</sup>, there's a total of (77) occupied units. There was (1) move-out during the month of August. A total of (12) 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 \$4,756 less than budget at \$102,553. Monthly income is down due to vacancy loss being a little over \$1,960 more than what was budgeted for the month. Monthly expenses are \$21,117 more than budget at \$127,363. YTD our expenses are \$71,528 less than budget bringing our net profit to \$8,903 better than anticipated at \$20,643. 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.

USDA-RD has acknowledged receipt of the request submitted by AWI for a waiver to rent to non-farm labor households. However, AWI has not received a response from USDA-RD on whether

or not the waiver will be approved. The Market Study submitted to USDA-RD to support the waiver request 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 (prices range between 22k – 30k) and replacing the golf cart/batteries (prices range between 9k – 12k).



*Unrenovated 1980's era Concrete-block Unit*

Mi C.A.S.A.'s monthly food distribution was held on September 9, 2025. Mi CASA's Fall Session of classes is underway, and staff is reporting (40-50) students are attending the after-school program on a daily basis.

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 use raised plantar beds. The location suggested is an area near the chapel where the raised plantar beds will be located.

Housing Community & Development (HCD) performed their annual monitoring inspection of the Gridley FLH resident files and rental units on July 8<sup>th</sup> through July 10<sup>th</sup>, 2025. AWI and HACB staff were present to assist HCD staff with access to the rental units and answer any questions in regards to the resident files. All requested documents requested by HCD have been submitted by AWI staff. The (213) findings found during the physical inspections of the units will require an extension in order to make all of the repairs needed. AWI has reached out to HCD to request an extension while their maintenance staff is in the process of making some of the repairs.





*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) cinderblock units this year and next 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*

For the Well Backup Generator Project, an engineering assessment recommended the installation of a 200kW natural gas generator. In early September, the project team received 60% design drawings, which are currently under review. A meeting is scheduled for mid-September to discuss potential revisions. Final 100% design drawings are expected by January 2026, with bidding and construction to follow later that year.

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



**Gridley Farm Labor Housing  
August 2025**



Separate *Variance Report* explaining budget differences and expenditures.

The current reserve balance is \$101,426.75 held at AWI, plus \$ 364,191 held by HACB

**Updates:**

**GFLH** has 12 units available for occupancy. 1 move-out during the month of August.

As of the end of August.

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

**Future Rehab Units:**

- **Rehabs have been split over 2 years;**
- **The following are for 2025.**
  - **OG1478** – Rehab underway 75% completed.
  - **OG1482** – Rehab underway 75% completed.
- **The following are for 2026.**
  - **OG1464** – Rehab scheduled to be completed in 2026
  - **OG1468** – Rehab scheduled to be completed in 2026

The staff is processing all qualifying applications on hand. USDA-RD has acknowledged receipt of the farm labor unit waiver; however, after several follow up attempts they have not responded. Per HCD the site will still have to house 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:

**Bids on hand for capital projects:**

- Golf Cart Replacement / Battery Replacement
  - If funds allow, this should be a focus as the current cart requires maintenance more frequently.
  - Prices range between 9k - 12k
- Painting of maintenance building
  - Prices range between 22K - 30K

**HCD Inspection:**

- A detailed report has been submitted by HCD with 213 findings.
- Staff have been working to complete all findings.
- AWI Requested an extension for the extensive repairs requested by HCD.



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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Rental Income</b>						
Gross Rents	\$ 124,900.00	\$ 127,302.00	\$ (2,402.00)	\$ 1,373,304.00	\$ 1,400,322.00	\$ (27,018.00)
Vacancies	\$ (20,848.00)	\$ (18,888.00)	\$ (1,960.00)	\$ (238,150.00)	\$ (207,768.00)	\$ (30,382.00)
Manager's Unit	(1,906.00)	(1,382.00)	(524.00)	(22,273.00)	(15,202.00)	(7,071.00)
<b>Total Tenant Rent</b>	<b>\$ 102,146.00</b>	<b>\$ 107,032.00</b>	<b>\$ (4,886.00)</b>	<b>\$ 1,112,881.00</b>	<b>\$ 1,177,352.00</b>	<b>\$ (64,471.00)</b>
<b>Other Project Income:</b>						
Laundry Income	\$ 60.45	\$ 163.33	\$ (102.88)	\$ 1,362.52	\$ 1,796.66	\$ (434.14)
Interest Income	271.90	23.67	248.23	2,655.49	260.34	2,395.15
Restricted Reserve Interest Income	75.35	0.00	75.35	743.96	0.00	743.96
Other Tenant Income	0.00	91.67	(91.67)	176.50	1,008.34	(831.84)
<b>Other Project Income</b>	<b>\$ 407.70</b>	<b>\$ 278.67</b>	<b>\$ 129.03</b>	<b>\$ 4,938.47</b>	<b>\$ 3,065.34</b>	<b>\$ 1,873.13</b>
<b>Total Project Income</b>	<b>\$ 102,553.70</b>	<b>\$ 107,310.67</b>	<b>\$ (4,756.97)</b>	<b>\$ 1,117,819.47</b>	<b>\$ 1,180,417.34</b>	<b>\$ (62,597.87)</b>
<b>Project Expenses:</b>						
Maint. & Oper. Exp. (Page 3)	\$ 62,269.55	\$ 42,136.40	\$ 20,133.15	\$ 425,724.74	\$ 463,500.55	\$ (37,775.81)
Utilities (Page 3)	11,876.00	11,582.09	293.91	116,700.68	127,402.93	(10,702.25)
Administrative (Page 3)	18,917.83	17,803.83	1,114.00	193,040.92	195,842.16	(2,801.24)
Taxes & Insurance (Page 3)	11,074.83	11,074.83	0.00	134,212.02	121,823.16	12,388.86
Other Taxes & Insurance (Page 4)	4,884.75	6,271.75	(1,387.00)	37,070.64	68,989.25	(31,918.61)
Other Project Expenses (Page 4)	2,281.52	1,318.34	963.18	13,778.07	14,501.68	(723.61)
<b>Total O&amp;M Expenses</b>	<b>\$ 111,304.48</b>	<b>\$ 90,187.24</b>	<b>\$ 21,117.24</b>	<b>\$ 920,527.07</b>	<b>\$ 992,059.73</b>	<b>\$ (71,532.66)</b>
<b>Mortgage &amp; Owner's Expense</b>						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$ .38	\$ 138,148.56	\$ 138,144.41	\$ 4.15
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 6,875.00	\$ 6,875.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	31,625.00	31,625.00	0.00
<b>Total Mortgage &amp; Owner's Exp.</b>	<b>\$ 16,058.96</b>	<b>\$ 16,058.58</b>	<b>\$ .38</b>	<b>\$ 176,648.56</b>	<b>\$ 176,644.41</b>	<b>\$ 4.15</b>
<b>Total Project Expenses</b>	<b>\$ 127,363.44</b>	<b>\$ 106,245.82</b>	<b>\$ 21,117.62</b>	<b>\$ 1,097,175.63</b>	<b>\$ 1,168,704.14</b>	<b>\$ (71,528.51)</b>
<b>Net Profit (Loss)</b>	<b>\$ (24,809.74)</b>	<b>\$ 1,064.85</b>	<b>\$ (25,874.59)</b>	<b>\$ 20,643.84</b>	<b>\$ 11,713.20</b>	<b>\$ 8,930.64</b>

Gridley Farm Labor 645  
For the Month Ended August 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	\$ (75.35)	\$ 0.00	\$ (75.35)	\$ (743.96)	\$ 0.00	\$ (743.96)
T & I Transfers	(10,629.55)	0.00	(10,629.55)	(52,309.23)	0.00	(52,309.23)
Operating-MMKT-FFB*	(141.35)	0.00	(141.35)	(6,411.74)	0.00	(6,411.74)
Cash - Payroll Control	0.00	0.00	0.00	(13,625.00)	0.00	(13,625.00)
Tenants Security Deposits - FLH	(195.00)	0.00	(195.00)	(183.00)	0.00	(183.00)
Tenant Receivables	(396.00)	0.00	(396.00)	3,019.42	0.00	3,019.42
Other Receivables	7,713.42	0.00	7,713.42	(6,935.62)	0.00	(6,935.62)
Rental Assistance	1,296.00	0.00	1,296.00	(9,367.00)	0.00	(9,367.00)
Accounts Payable - Trade	(15,401.98)	0.00	(15,401.98)	0.00	0.00	0.00
Accrued Sewer Fees	2,469.58	0.00	2,469.58	27,165.38	0.00	27,165.38
Accrued Property Taxes	2,500.00	0.00	2,500.00	8,205.00	0.00	8,205.00
Accrued Property Taxes	1,528.08	0.00	1,528.08	16,695.56	0.00	16,695.56
Accrued Local Administration Fee	625.00	0.00	625.00	(625.00)	0.00	(625.00)
Total Other Cash Flow Items	<u>\$ (10,707.15)</u>	<u>\$ 0.00</u>	<u>\$ (10,707.15)</u>	<u>\$ (35,115.19)</u>	<u>\$ 0.00</u>	<u>\$ (35,115.19)</u>
Net Operating Cash Change	<u><u>\$ (35,516.89)</u></u>	<u><u>\$ 1,064.85</u></u>	<u><u>\$ (36,581.74)</u></u>	<u><u>\$ (14,471.35)</u></u>	<u><u>\$ 11,713.20</u></u>	<u><u>\$ (26,184.55)</u></u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 39,810.95	\$ 25,339.60	\$ (14,471.35)
Operating-MMKT-FFB*	160,948.03	167,359.77	6,411.74
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	144,061.98	51,502.87
Tax & Insurance - MMKT - FFB*	88,183.74	88,990.10	806.36
RD Reserves - FFB	9,057.79	20,760.18	11,702.39
RD Reserves - MMKT - FFB*	60,000.00	80,666.57	20,666.57
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:			
Rents Receivable - Current Tenants	2,593.35	(460.07)	(3,053.42)
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 August 31, 2025  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 8,152.75	\$ 8,652.83	\$ (500.08)	\$ 98,014.76	\$ 95,181.16	\$ 2,833.60
Janitorial/Cleaning Supplies	22.93	152.67	(129.74)	1,285.07	1,679.34	(394.27)
Plumbing Repairs	310.00	227.75	82.25	4,134.00	2,505.25	1,628.75
Painting & Decorating	0.00	208.33	(208.33)	2,655.18	2,291.66	363.52
Repairs & Maintenance - Supply	2,815.86	1,597.33	1,218.53	22,589.99	17,570.66	5,019.33
Repairs & Maintenance - Contract	677.78	2,508.08	(1,830.30)	5,539.62	27,588.91	(22,049.29)
Grounds Maintenance	10,474.92	9,020.00	1,454.92	105,083.44	99,220.00	5,863.44
Pest Control Service	0.00	228.33	(228.33)	4,655.00	2,511.66	2,143.34
Fire/Alarm Services	1,112.71	100.00	1,012.71	3,088.79	1,100.00	1,988.79
Security Service	1,885.00	1,900.00	(15.00)	21,321.05	20,900.00	421.05
Repairs & Maintenance - Other	36,711.40	13,225.00	23,486.40	147,256.90	145,475.00	1,781.90
Repairs & Maintenance - Flooring	0.00	2,100.00	(2,100.00)	0.00	23,100.00	(23,100.00)
Repairs & Maintenance - Appliance	0.00	1,025.00	(1,025.00)	6,508.38	11,275.00	(4,766.62)
Repairs & Maintenance - HVAC	0.00	437.50	(437.50)	0.00	4,812.50	(4,812.50)
Repairs & Maintenance - Water Heaters	0.00	283.33	(283.33)	0.00	3,116.66	(3,116.66)
HVAC Repairs	0.00	428.58	(428.58)	3,065.00	4,714.41	(1,649.41)
Cable Service	106.20	0.00	106.20	218.48	0.00	218.48
Tenant Services	0.00	41.67	(41.67)	309.08	458.34	(149.26)
Total Maint. & Operating Exp.	\$ 62,269.55	\$ 42,136.40	\$ 20,133.15	\$ 425,724.74	\$ 463,500.55	\$ (37,775.81)
Utilities:						
Electricity	\$ 4,434.55	\$ 2,791.67	\$ 1,642.88	\$ 35,457.46	\$ 30,708.34	\$ 4,749.12
Water	2,600.48	2,916.67	(316.19)	25,671.23	32,083.34	(6,412.11)
Sewer	2,469.58	2,469.58	0.00	28,675.25	27,165.41	1,509.84
Heating Fuel/Other	254.24	904.17	(649.93)	3,949.49	9,945.84	(5,996.35)
Garbage & Trash Removal	2,117.15	2,500.00	(382.85)	22,947.25	27,500.00	(4,552.75)
Total Utilities	\$ 11,876.00	\$ 11,582.09	\$ 293.91	\$ 116,700.68	\$ 127,402.93	\$ (10,702.25)
Administrative:						
Manager's Salary	\$ 9,563.43	\$ 8,789.33	\$ 774.10	\$ 92,934.26	\$ 96,682.66	\$ (3,748.40)
Management Fees	7,990.00	7,990.00	0.00	83,930.00	87,890.00	(3,960.00)
Bad Debt Expense	268.00	0.00	268.00	780.25	0.00	780.25
Auditing	666.67	666.67	0.00	7,333.37	7,333.34	.03
Bookkeeping Fees	350.00	0.00	350.00	2,800.00	0.00	2,800.00
Legal	0.00	208.33	(208.33)	0.00	2,291.66	(2,291.66)
Other Administrative Expenses	79.73	149.50	(69.77)	5,263.04	1,644.50	3,618.54
Total Administrative Expense	\$ 18,917.83	\$ 17,803.83	\$ 1,114.00	\$ 193,040.92	\$ 195,842.16	\$ (2,801.24)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 1,528.08	\$ 1,528.08	\$ 0.00	\$ 16,695.56	\$ 16,808.91	\$ (113.35)
Special Assessments	2,500.00	2,500.00	0.00	39,622.09	27,500.00	12,122.09
Property Insurance	7,046.75	7,046.75	0.00	77,894.37	77,514.25	380.12

Gridley Farm Labor 645  
For the Month Ended August 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	\$ 134,212.02	\$ 121,823.16	\$ 12,388.86
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,324.33	\$ 1,579.33	\$ (255.00)	\$ 16,993.22	\$ 17,372.66	\$ (379.44)
Other Taxes, Fees & Permits	1,816.30	416.67	1,399.63	4,301.95	4,583.34	(281.39)
Bond Premiums	0.00	106.00	(106.00)	650.00	1,166.00	(516.00)
Worker's Compensation Insurance	662.86	937.50	(274.64)	7,681.66	10,312.50	(2,630.84)
Personnel Medical Insurance	1,081.26	3,232.25	(2,150.99)	7,443.81	35,554.75	(28,110.94)
Total Other Taxes & Insurance	\$ 4,884.75	\$ 6,271.75	\$ (1,387.00)	\$ 37,070.64	\$ 68,989.25	\$ (31,918.61)
Other Project Expenses						
Telephone & Answering Service	\$ 200.27	\$ 83.83	\$ 116.44	\$ 1,241.89	\$ 922.16	\$ 319.73
Internet Service	187.90	366.17	(178.27)	4,475.77	4,027.84	447.93
Advertising	0.00	125.00	(125.00)	347.17	1,375.00	(1,027.83)
Water/Coffee Service	0.00	12.67	(12.67)	46.19	139.34	(93.15)
Office Supplies & Expense	266.60	370.17	(103.57)	3,937.69	4,071.84	(134.15)
Postage	18.70	35.33	(16.63)	344.02	388.66	(44.64)
Toner/Copier Expense	0.00	40.17	(40.17)	264.19	441.84	(177.65)
Office Furniture & Equipment Expense	1,353.05	0.00	1,353.05	1,353.05	0.00	1,353.05
Travel & Promotion	255.00	144.58	110.42	799.50	1,590.41	(790.91)
Training Expense	0.00	104.17	(104.17)	840.24	1,145.84	(305.60)
Credit Checking	0.00	36.25	(36.25)	0.00	398.75	(398.75)
Employee Meals	0.00	0.00	0.00	128.36	0.00	128.36
Total Other Project Expenses	\$ 2,281.52	\$ 1,318.34	\$ 963.18	\$ 13,778.07	\$ 14,501.68	\$ (723.61)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$ .38	\$ 138,148.56	\$ 138,144.41	\$ 4.15
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 6,875.00	\$ 6,875.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	31,625.00	31,625.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.58	\$ .38	\$ 176,648.56	\$ 176,644.41	\$ 4.15
Total Expenses	\$ 127,363.44	\$ 106,245.82	\$ 21,117.62	\$ 1,097,175.63	\$ 1,168,704.14	\$ (71,528.51)
Reserves	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Date: September 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)
- 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, Cameo, 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 three (3) vacancies as of the end of August; since then one unit has be re-rented. All rents were collected for the month. YTD Total Income came in \$12,856 more than budget at \$362,793. Total YTD expenses are \$4,015 more than anticipated at \$136,142 bringing the YTD NOI to \$8,841 more than budget, at \$226,651. Owner Distribution for August was zero and YTD totals \$190,495.73.



*Alamont Apartments, 811 West East Avenue, Chico*

**Cameo Apartments, Chico** (20 units, family, RSC) - The property had one (1) partial vacancy as of September 1st. There is one additional 30-day notice which includes an Unlawful Detainer

for non-payment of rent. RSC is in the process of collecting any unpaid rents as reiterated in their monthly narrative. Total YTD income is higher than budget by \$14,300 at \$214,988. Total YTD Operating Expenses are lower by \$11,278 at \$95,475 with YTD NOI higher than budget at \$119,412 or \$25,578 more than budget. The owner distribution for the month was zero and YTD totals \$73,300.13.



*Cordillera Apartments, Cameo Way, Chico*

**Evanswood Estates Apartments, Oroville** (31 units, family, RSC) – There was zero (0) vacancies as of the date of this memo. There is one pending 30-day notice to vacate. RSC is collecting the unpaid balances owed which consist of two small balances. Total YTD income is \$24,521 more than anticipated, at \$468,917. Total YTD Operating Expenses is \$20,474 more than budget, at \$252,402. NOI YTD totals \$216,514 or \$4,046 more than budget. Owner distribution for the month totaled zero and YTD \$188,248.20.

**Evanswood Estates Apartments, Oroville Units #21, 25, and 33**, tracked separately, were occupied with no unpaid rents. There was no thirty (30) day notices to vacate. YTD Income is slightly above budget by \$1,078 at \$39,277. With YTD expenses being lower than budget. NOI is \$3,143 more than budget, at \$22,914. The owner distribution for the month was \$2,291.71 and YTD \$20,946.27





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



*Lincoln Apartments, 474 East 12<sup>th</sup> Street, Chico*

**Lincoln Apartments, Chico** (18 units, family, RSC) – Lincoln Apartments had zero (0) vacancy as of the first of the month. There were no additional thirty (30) day notices to vacate. All rents were collected for the month. Total YTD income is above budget by \$16,229 at \$185,415. YTD Expenses are under budget by \$17,097, bringing YTD NOI to \$33,326 more than budget at \$113,655. Owner Distribution for the month was zero and YTD \$74,318.53. 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 days. There were issues with a specific area of the upper walkways where it needed to be re-done to meet warranty compliance of the materials used. 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 two phases of construction were completed during the first and second quarters of 2025.

**Locust Apartments, Chico** (10 units, family, RSC) – The property has zero (0) vacancy as of September 1<sup>st</sup>. All rent was collected for the month with the exception of a pending VASH security deposit payment to be received. YTD Total Income comes in at \$3,210 more than budget at \$97,786. Total YTD Expenses are lower than budget by \$1,851 due to less administrative and utility costs at \$40,633. YTD NOI is \$5,061 more than anticipated at

\$57,152. Owner distribution for the month was \$0.00 and YTD total \$43,222.72. 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 additional 30-day notices to vacate. YTD Income is \$12,569 more than budget at \$333,391. YTD Expenses comes to \$31,815 less than budgeted at \$129,962. YTD NOI is \$44,385 more than budget at \$203,429. The owner distribution for the month was \$0.00 and YTD totals \$57,748.53. 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 4th quarter in 2025. We are also working with P G & E due to old gas lines having to be replaced at the site which has been completed. P G & E has agreed to work with the HACB cooperatively as we will be upgrading all sidewalks to ADA compliance. P G & E & RSC did host a BBQ for the residents.



## Other-Owned Properties

**Gridley Springs II**, Gridley (24 units, Family, Arrowhead Housing) The property has two (2) vacancies as of this memo. Applications are being processed for the two current vacancies with move-ins anticipated for this month. There are no additional 30-day notices. Property management has transitioned to Arrowhead Housing. 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 \$18,295 less than budget at \$200,064. The income overall is less due to the vacancy loss being higher than budget at \$27,476. The property in the last two months has had 4 vacant units and we are down to 2 units vacant which as previously mentioned will be occupied this month. YTD Operating Expenses comes in at \$4,287 more than

budget at \$175,280 bringing the YTD NOI to \$22,583 or less than budget at \$24,784. Administrative, Utilities, Maintenance & Taxes / Insurance all come in higher than anticipated.

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.** The Town of Paradise Building Department completed the final inspection on July 30, 2025, and issued a Temporary Certificate of Occupancy, allowing tenants to move in. As of this memo a full certificate of occupancy has been received. The Kathy Court operating account will be closed out with the opening of a new operating account due to the complex's re-naming to Mayer Commons.

Interior work is nearly complete, with two units ready as of August 1<sup>st</sup> and the rest needing only final touch-ups. Exterior work is also nearly complete with only the property sign remaining. The "Tot Lot" play equipment has been installed and passed a certified inspection. 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. Annual weed abatement has been completed and funding opportunities are continually being explored. See additional information under Taylor Gonzalez, Project Manager Construction Report.



August 11, 2025

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

RE: August 2025 HACB Monthly Financial Package

Dear Mr. Guanzon:

Below is a summary of the August 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.

Labor Day is a tribute to the contributions of American workers and a reminder of the dignity that fair labor and safe housing provide.

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](mailto:scritser@rsc-associates.com)  
DRE# 01312715

cc Richard Gillaspie

**1519 Locust Street  
August 2025**



**Monthly Highlights:**

**Updates** – Total Income for August was \$9,371.70, 6.79% ahead of budget.

**Occupancy -**

- ✓ The community is 100% occupied with no new notices.

**Rent Collection -**

- ✓ Unit #7 reflects a balance of \$1,341.42 for security deposit. Pending payment with Nation's Finest.

**Expense Variances –**

- ✓ Total Operating Expenses were over budget in August by \$1,208.31. Primarily due to labor for repairs to unit #1 and leasing commissions paid, which were not in this year's budget.
- ✓ NOI below budget by 11.52% for August and YTD exceeding budget by 9.72%.

**Capital Expenses -**

- ✓ Capital Improvements for August, which included the replacement of a range and a vent hood in unit #1.

**Owner Distributions -**

- ✓ There was no owner distribution for August. Yea- to-date total is \$43,222.72.
- ✓ The Security Deposit Collected Account was fully funded, totaling \$8,130.00 transfer is reflected in GL #10025.

## Alamont Apartments August 2025



### Monthly Highlights:

**Updates** – Total Income was slightly below budget due to vacancies at 3.36% and year-to-date, exceeding budget by 3.67%.

### Occupancy -

- ✓ We ended August with three vacant units: unit #6, #21 & unit #22, all are 2-bedroom / 1-bathroom apartment homes. Unit #21 is leased and moved in on 9/5/25. Occupancy for August totaled 90%.

### Rent Collection -

- ✓ We concluded August with no delinquencies.

### Expense Variances -

- ✓ The Total Operating Expenses were over budget at 158.10% due to turnover expenses for units #21 & #6. These renovations include complete painting, baseboards, blinds, new flooring, faucets, labor, and supplies. Unit #21 lived at the property for 19 years, and unit #6 lived at the property for over 10 years.
- ✓ Net Operating Income for August is under budget by 75.38%; however, YTD exceeds the budget by 4.06%.

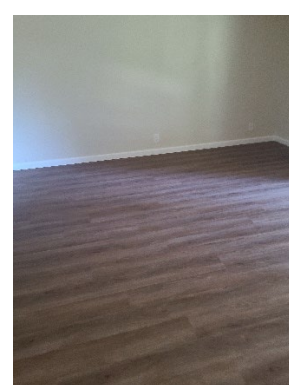
### Capital Expenses -

- ✓ In unit #6, the carpet was replaced, totaling \$927.20, and the flooring LVP, totaling \$2,946.13.

### Owner Distributions -

- ✓ There was no owner distribution for August. Year-to-date total is \$190,495.73.
- ✓ The Security Deposit Collected Account was fully funded, totaling \$24,825 transfer is reflected in GL #10025.

### MOVE OUT POST REPAIRS #6





## Cordillera/Cameo Drive Apartments

**August 2025**



### Monthly Highlights:

**Updates** - August Total Income exceeded budget by 6.16% and 4.27% year-to-date.

### Occupancy –

- ✓ Occupancy for the month totaled 96%.
- ✓ Unit 45-3 is under eviction for non-payment of rent.
- ✓ Unit 45-2 is a Behavioral Health unit. These units are leased per bedroom, 2A & 2B. Currently, bedroom 2A is vacant, not the entire unit.

### Rent Collection -

- ✓ Unit #45-3 (in eviction) has a balance of \$3,625.00.

### Expense Variances -

- ✓ Total Operating Expenses were over budget in August at 65.39%. Primarily due to Interior Repairs–Labor for \$3,022.19 & Repairs–Labor to repair unit 45-2B. We have agreed to a payment arrangement for this former tenant to reimburse the property.
- ✓ Water usage for August was over budget by \$341.43.
- ✓ Net Operating Income exceeded budget by 11.16%

### Capital Expenses -

- ✓ No capital improvements for August.

### Owner Distributions -

- ✓ There was no Owner distribution for August. Year-to-date total is \$73,300.13.
- ✓ The Security Deposit Collected Account is funded, totaling \$8,479.50. Entirely funded, it should take place in September.

THE DRAIN LINE BEHIND BUILDING 41, THE CONNECTION TO THE MAIN LINE, WAS MADE OF CAST IRON, WHICH CORRODED AND NEEDED TO BE REPLACED.



## Evanswood Estates Apartments August 2025



### Monthly Highlights:

**Updates** -Total income exceeded the budget by 1.75% totaling \$47,710.81.

### Occupancy –

- ✓ Occupancy totaled 100% in August. Unit #12 will be moving out on 9/1/25.

### Rent Collection -

- ✓ #4 has a small balance of \$58.14.
- ✓ #65 has a small balance of \$105.00.

### Expense Variances -

- ✓ Total Operating Expenses were under budget by 23.01%, totaling \$16,416.06. Year-to-date, we are over budget by 8.83%.
- ✓ Net Operating Income exceeded budget by 27.32%

### Capital Improvements -

- ✓ No capital improvements for August.

### Owner Distributions -

- ✓ There was no owner distribution for August. Year-to-date total is \$188,248.20.
- ✓ The Security Deposit Collected Account was fully funded, totaling \$38,665.00.

DIAL 811 CAME OUT AND MARKED UTILITIES BEFORE IMPROVEMENTS WILL BE COMPLETED.





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



### Monthly Highlights:

**Updates** -Total Income for August exceeded the budget by 5.35% and by 2.82% year-to-date.

### Occupancy –

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

### Rent Collection –

- ✓ There are no delinquent rents for August 2025.

### Expense Variances-

- ✓ Total Operating Expenses were under budget at 2.88% for August, totaling \$1,585.00.
- ✓ Net Operating Income exceeded budget by 12.70%

### Distributions –

- ✓ The owner distribution for August totaled \$2,291.71. Year to date totaled \$20,946.27.
- ✓ The Security Deposit Collected Account was fully funded, totaling \$3,900.00 transfer is reflected in GL #10025.

OROVILLE CITY IS WORKING WITH EVANSWOOD  
TO CLEAN UP THE NORTH SIDE OF THE FENCING.



**Kathy Court  
August 2025**



**Highlights:**

We closed the Kathy Court financial and issued a final check for the remaining balance of \$2,634.04.

## Mayer Commons August 2025



### Monthly Highlights:

#### Updates –

- ✓ Minor construction for Mayer Commons continues.
- ✓ Taylor Gonzalez will provide construction updates and photos.

#### Occupancy –

- ✓ Unit #F moved in on 8/01/25.
- ✓ Unit #E moved in on 8/25/25.
- ✓ Current occupancy is 16.66%.
- ✓ We have two scheduled for moving in at the beginning of September 2025, units #L and #G.

#### Rent Collection –

- ✓ Total income was \$515.57.

#### Expense Variances—

- ✓ Total Operating Expenses in August totaled \$2,080.20.

### MOVE-IN UNIT #E TWO-BEDROOM DOWNSTAIRS



## Lincoln Apartments August 2025



### Monthly Highlights:

**Updates** - Total Income for August exceeded the budget by 10.98%, totaling \$17,214.27, and year-to-date by 9.59%.

### Occupancy -

- ✓ Currently, we are 100% occupied with no new notices.

### Rent Collection -

- ✓ No delinquent rents for the month.

### Expense Variances -

- ✓ Total Operating Expenses exceeded budget by 53.05% for the month and tracking for the year.

### Capital Improvements -

- ✓ No capital improvements for August.

### Owner Distributions -

- ✓ There was no owner distribution for August. Year-to-date total is \$74,318.53.
- ✓ The Security Deposit Collected Account was fully funded, totaling \$13,285.00.

UPSTAIRS DECKING WILL HAVE THE FINAL COATING IN SEPTEMBER



**Park Place  
August 2025**



**Monthly Highlights:**

**Updates** -.Total Income exceeded the budget by 7.22% and year-to-date by 3.92%.

**Occupancy -**

- ✓ We concluded August with 97.50% occupancy.
- ✓ Unit #16 is under repair. We have pre-leased this unit for a mid-September move-in.

**Rent Collection -**

- ✓ There are no delinquent rents in August.

**Expense Variances -**

- ✓ Total Operating Expenses for August were under budget, at 33.47% at \$10,712.96.
- ✓ Net Operating Income for August exceeded budget by 59.64%, totaling \$19,956.64.

**Capital Improvements -**

- ✓ No capital improvements for August.

**Owner Distributions -**

- ✓ There was no Owner Distribution for August. Year-to-date totaled \$57,748.53
- ✓ The Security Deposit Collected Account was fully funded, totaling \$27,237.00.



## Property Update – September 1, 2025

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### Gridley Springs 1 (GS1)

#### Occupancy:

- One current vacant unit: **2**

#### Move-Ins:

- We are actively working on move-in files:
  - **Unit #2:** The Original applicant was over-income, and the 2<sup>nd</sup> applicant did not qualify. We have a new applicant, and their application is pending approval.

#### HOME Inspection:

- The inspection was conducted on **May 15, 2025**.
- As of **September 1**, we have not received a formal report; however, the inspector indicated that everything appeared satisfactory during the visit.
- GS1-WNC file audit was submitted on August 4<sup>th</sup> and reviewed with no findings.

#### Maintenance Staffing:

- Our new maintenance technician started on July 21<sup>st</sup> and continues to do a great job and is motivated to keep the property looking wonderful. He has been working on the irrigation system.

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### Gridley Springs 2 (GS2)

#### Occupancy:

- Two current vacant units: **1** and **#16**.

#### Move-Ins:

- #16 is moving in September 8th, pending employment verification.
- #1 will be moving in on September 5th

#### Inspections & Maintenance:

- HVAC unit for #12 was installed on August 5, 2025
- Blind replacements are continuing, and we are charging the residents for any damage.



# Gridley Springs 2 Budget Comparison August 31, 2025

	Month Ending 08/31/2025				Year to Date 08/31/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
<b>Income</b>								
<b>Rental Income</b>								
5120 - Rent Revenue -- Gross Potential	19,768.00	19,768.00	0.00	0.00	217,448.00	217,448.00	0.00	0.00
5180 - Local Section 8 Subsidy Revenue	233.00	233.00	0.00	0.00	3,943.00	2,563.00	1,380.00	53.84
5195 - Leases Less than Market	680.00	0.00	680.00	100.00	(3,742.00)	0.00	(3,742.00)	(100.00)
5196 - Leases in Excess of Market	0.00	0.00	0.00	0.00	5,541.00	0.00	5,541.00	100.00
<b>Total Rental Income</b>	<b>20,681.00</b>	<b>20,001.00</b>	<b>680.00</b>	<b>3.39</b>	<b>223,190.00</b>	<b>220,011.00</b>	<b>3,179.00</b>	<b>1.44</b>
<b>Vacancy, Losses &amp; Concessions</b>								
5220 - Vacancy Loss - Apartments	(2,640.00)	(400.00)	(2,240.00)	(560.00)	(31,777.00)	(4,400.00)	(27,377.00)	(622.20)
5250 - Rental Concessions	(99.00)	0.00	(99.00)	(100.00)	(99.00)	0.00	(99.00)	(100.00)
<b>Total Vacancy, Losses &amp; Concessions</b>	<b>(2,739.00)</b>	<b>(400.00)</b>	<b>(2,339.00)</b>	<b>(584.75)</b>	<b>(31,876.00)</b>	<b>(4,400.00)</b>	<b>(27,476.00)</b>	<b>(624.45)</b>
<b>Net Rental Income</b>	<b>17,942.00</b>	<b>19,601.00</b>	<b>(1,659.00)</b>	<b>(8.46)</b>	<b>191,314.00</b>	<b>215,611.00</b>	<b>(24,297.00)</b>	<b>(11.26)</b>
<b>Financial Income</b>								
5440 - Interest Revenue -- Replacement Reserve	2.59	0.00	2.59	100.00	28.08	0.00	28.08	100.00
<b>Total Financial Income</b>	<b>2.59</b>	<b>0.00</b>	<b>2.59</b>	<b>100.00</b>	<b>28.08</b>	<b>0.00</b>	<b>28.08</b>	<b>100.00</b>
<b>Other Income</b>								
5910 - Laundry Revenue	29.98	42.00	(12.02)	(28.61)	142.83	458.00	(315.17)	(68.81)
5920 - Tenant Charges (Late Fees, Damages)	0.00	209.00	(209.00)	(100.00)	8,581.72	2,291.00	6,290.72	274.58
<b>Total Other Income</b>	<b>29.98</b>	<b>251.00</b>	<b>(221.02)</b>	<b>(88.05)</b>	<b>8,724.55</b>	<b>2,749.00</b>	<b>5,975.55</b>	<b>217.37</b>
<b>Total Income</b>	<b>17,974.57</b>	<b>19,852.00</b>	<b>(1,877.43)</b>	<b>(9.45)</b>	<b>200,066.63</b>	<b>218,360.00</b>	<b>(18,293.37)</b>	<b>(8.37)</b>
<b>Expenses</b>								
<b>Administrative Expenses</b>								
6311 - Office Supplies	689.52	583.00	(106.52)	(18.27)	9,297.33	6,417.00	(2,880.33)	(44.88)
6320 - Management Fee Expense	945.00	1,080.00	135.00	12.50	10,530.00	11,880.00	1,350.00	11.36
6330 - Manager Salaries	2,057.94	2,000.00	(57.94)	(2.89)	21,370.92	22,000.00	629.08	2.85
6340 - Legal Expense - Project	0.00	167.00	167.00	100.00	770.00	1,833.00	1,063.00	57.99
6350 - Audit Expense	0.00	0.00	0.00	0.00	12,935.00	9,000.00	(3,935.00)	(43.72)
6351 - Bookkeeping Fees/Accounting Services	0.00	25.00	25.00	100.00	0.00	275.00	275.00	100.00
7006 - Seminars & Training	24.72	30.00	5.28	17.60	233.53	321.00	87.47	27.24
<b>Total Administrative Expenses</b>	<b>3,717.18</b>	<b>3,885.00</b>	<b>167.82</b>	<b>4.31</b>	<b>55,136.78</b>	<b>51,726.00</b>	<b>(3,410.78)</b>	<b>(6.59)</b>
<b>Marketing Expenses</b>								
6210 - Advertising and Marketing	0.00	21.00	21.00	100.00	616.96	229.00	(387.96)	(169.41)
<b>Total Marketing Expenses</b>	<b>0.00</b>	<b>21.00</b>	<b>21.00</b>	<b>100.00</b>	<b>616.96</b>	<b>229.00</b>	<b>(387.96)</b>	<b>(169.41)</b>
<b>Utilities</b>								
6449 - Utilities - Vacant	0.00	0.00	0.00	0.00	33.46	0.00	(33.46)	(100.00)

# Gridley Springs 2 Budget Comparison August 31, 2025

	Month Ending 08/31/2025				Year to Date 08/31/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6450 - Electricity	1,825.92	310.00	(1,515.92)	(489.00)	4,009.10	3,410.00	(599.10)	(17.56)
6451 - Water	603.95	500.00	(103.95)	(20.79)	6,083.00	5,500.00	(583.00)	(10.60)
6452 - Gas	160.50	69.00	(91.50)	(132.60)	1,014.46	752.00	(262.46)	(34.90)
6453 - Sewer	887.28	820.00	(67.28)	(8.20)	10,483.91	9,020.00	(1,463.91)	(16.22)
<b>Total Utilities</b>	<b>3,477.65</b>	<b>1,699.00</b>	<b>(1,778.65)</b>	<b>(104.68)</b>	<b>21,623.93</b>	<b>18,682.00</b>	<b>(2,941.93)</b>	<b>(15.74)</b>
<b>Operating &amp; Maintenance Expenses</b>								
6512 - Maintenance Salaries	1,810.60	2,000.00	189.40	9.47	23,510.58	22,000.00	(1,510.58)	(6.86)
6515 - Supplies - Maint. & Repairs	0.00	1,917.00	1,917.00	100.00	7,738.30	21,083.00	13,344.70	63.29
6520 - Contracts - Maint. & Repairs	0.00	1,667.00	1,667.00	100.00	31,272.68	18,333.00	(12,939.68)	(70.58)
6525 - Garbage & Trash Removal	504.62	567.00	62.38	11.00	5,550.82	6,234.00	683.18	10.95
6546 - Repairs - HVAC Repairs & Maintenance	295.00	500.00	205.00	41.00	3,867.95	5,500.00	1,632.05	29.67
6590 - Misc. Operating & Maint Expenses	0.00	899.00	899.00	100.00	5,127.57	9,886.00	4,758.43	48.13
<b>Total Operating &amp; Maintenance Expenses</b>	<b>2,610.22</b>	<b>7,550.00</b>	<b>4,939.78</b>	<b>65.42</b>	<b>77,067.90</b>	<b>83,036.00</b>	<b>5,968.10</b>	<b>7.18</b>
<b>Taxes &amp; Insurance</b>								
6711 - Payroll Taxes	410.91	418.17	7.26	1.73	4,239.19	4,599.83	360.64	7.84
6720 - Property & Liability Insurance (Hazard)	0.00	0.00	0.00	0.00	5,848.52	4,000.00	(1,848.52)	(46.21)
6722 - Workers Compensation Ins	302.66	296.67	(5.99)	(2.01)	3,628.24	3,263.33	(364.91)	(11.18)
6723 - Health Insurance and Other Employee Benefits	180.54	496.00	315.46	63.60	7,019.48	5,456.00	(1,563.48)	(28.65)
<b>Total Taxes &amp; Insurance</b>	<b>894.11</b>	<b>1,210.84</b>	<b>316.73</b>	<b>26.15</b>	<b>20,735.43</b>	<b>17,319.16</b>	<b>(3,416.27)</b>	<b>(19.72)</b>
<b>Total Operating Expenses</b>	<b>10,699.16</b>	<b>14,365.84</b>	<b>3,666.68</b>	<b>25.52</b>	<b>175,181.00</b>	<b>170,992.16</b>	<b>(4,188.84)</b>	<b>(2.44)</b>
<b>Net Operating Income (Loss)</b>	<b>7,275.41</b>	<b>5,486.16</b>	<b>1,789.25</b>	<b>32.61</b>	<b>24,885.63</b>	<b>47,367.84</b>	<b>(22,482.21)</b>	<b>(47.46)</b>
<b>Net Income (Loss)</b>	<b>7,275.41</b>	<b>5,486.16</b>	<b>1,789.25</b>	<b>32.61</b>	<b>24,885.63</b>	<b>47,367.84</b>	<b>(22,482.21)</b>	<b>(47.46)</b>



## MEMO

Date: September 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 (7) vacancies as of this memo’s date. There was two move-in and no move-outs in August. Several of the current vacancies are attributed to non-payment of rent and or failure to follow lease policies which AWI lists in their monthly report. 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. 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. Total income is below budget by \$8,430 at \$541,055. YTD vacancy loss being higher than anticipated by \$23,195 at \$84,163. YTD Total expenses are under budget by \$3,131 at \$535,713. This brought Net profit YTD to \$5,342 or \$5,299 less than budget. Current Reserve Balance is \$575,604.74. 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: BCAHDC, PM: AWI) – The property has one (1) vacancy as of this memo. Residents and staff have continued to partner to create monthly activities supporting all residents, such as donut and ice cream socials, bingo nights monthly, and weekly card games. The community resident garden is being used by residents. YTD income is higher than budget by approximately \$49,261 at \$364,092 with overall YTD expenses lower than anticipated by \$6,437 at \$300,379. This brought the property's Net Profit to \$55,699 more than budget, at \$63,713. Total Property Reserves balance is \$789,459.01. Bids are being collected for elimination of trip hazards. Tree Trimming & Path-Lighting underground wiring is also being planned. The property is subject to repositioning, involving refinance, capital improvements and replacements. Whitney Vaughan is the new on-site manager. 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: BCAAHDC, PM: AWI)  
– There are seven (7) vacancies as of this memo. There were four moveouts last month. AWI reviews the turnover and market ready status of these 7 units in their report, following. There is one (1) additional 30-day notices as reiterated in AWI's narrative. 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. Pressure Washing, Exterior Window Cleaning, Facia Repairs & Landscaping needs are being addressed. CAA Food Distribution is on-going. North Valley Catholic Social Services and others are continuing to be contacted to provide activities for property residents. The residents and AWI staff continue to calendar events - monthly bingo and birthdays are celebrated. Butte County Library continues to serve property residents. Total income is up by \$6,866, at \$743,031. Total expenses come in at \$768,898, or \$37,658 more than budget. This brought the YTD net monthly profit to a negative \$25,866. or \$30,791 less than anticipated. Our YTD Maintenance, Operating & Administrative expenses all come in higher than budget. Total Reserve balance is \$351,453.52. 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 August 2025



Separate *Variance Report* explaining budget differences and expenditures.

The current reserve balance is \$575,604.74.

### **Updates:**

Chico Commons has been making progress over recent months and currently has 7 vacant units available for occupancy, 2 Move-in and 0 Move-outs in August.

### **Vacancies:**

- **Unit 23 (60%):** (Termination for criminal activity) - Repairs & cleaning
- **Unit 05 (60%):** (Personal) Minor repairs and painting
- **Unit 02 (60%):** (Personal) Full paint, Minor repairs
- **Unit 12 (60%):** (Personal) Rent Ready, Looking for qualifying applicants
- **Unit 21 (60%):** (Non-Payment) Major repairs, cleaning
- **Unit 17 (60%):** (Personal) Major repairs, cleaning
- **Unit 63 (50%):** (Personal) Major repairs, cleaning

### **Advertising:**

- In an effort to attract renters that can afford the units, we have temporarily reduced rents for two and three bedrooms. The property has a new advertising banner on the front of the complex; resident referral flyers are being distributed around the area and to local agencies.

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



**Aging Balances:**

- **Unit 53:** (Failure to pay) - This household has signed a stipulation to vacate the unit effective 9/30/25.

**Bids on hand for capital projects:**

- Building Painting
- Facia Repairs
- Tree Trimming

Estimates are under review to ensure they are “apples to apples” and will be submitted for approval during the month of September.

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*AWI Management Corporation is an Equal Opportunity provider.*

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Rental Income</b>						
Gross Rents	\$ 74,446.00	\$ 76,209.00	\$ (1,763.00)	\$ 609,158.00	\$ 609,672.00	\$ (514.00)
Private Subsidy Income	\$ 2,809.00	\$ 0.00	\$ 2,809.00	\$ 14,224.00	\$ 0.00	\$ 14,224.00
Vacancies	(8,167.00)	(7,620.92)	(546.08)	(84,163.00)	(60,967.34)	(23,195.66)
Rent Adjustments	0.00	(134.83)	134.83	0.00	(1,078.66)	1,078.66
Manager's Unit	(1,049.00)	(1,049.00)	0.00	(8,392.00)	(8,392.00)	0.00
Total Tenant Rent	\$ 68,039.00	\$ 67,404.25	\$ 634.75	\$ 530,827.00	\$ 539,234.00	\$ (8,407.00)
<b>Other Project Income:</b>						
Laundry Income	\$ 0.00	\$ 477.25	\$ (477.25)	\$ 1,525.02	\$ 3,818.00	\$ (2,292.98)
Interest Income	117.04	38.08	78.96	811.96	304.66	507.30
Restricted Reserve Interest Income	434.58	0.00	434.58	3,436.00	0.00	3,436.00
Late Charges	243.00	271.08	(28.08)	2,645.09	2,168.66	476.43
Other Tenant Income	5.00	495.17	(490.17)	1,230.80	3,961.34	(2,730.54)
Miscellaneous Income	0.00	0.00	0.00	579.85	0.00	579.85
Other Project Income	\$ 799.62	\$ 1,281.58	\$ (481.96)	\$ 10,228.72	\$ 10,252.66	\$ (23.94)
<b>Total Project Income</b>	<b>\$ 68,838.62</b>	<b>\$ 68,685.83</b>	<b>\$ 152.79</b>	<b>\$ 541,055.72</b>	<b>\$ 549,486.66</b>	<b>\$ (8,430.94)</b>
<b>Project Expenses:</b>						
Maint. & Oper. Exp. (Page 3)	\$ 42,302.47	\$ 29,235.75	\$ 13,066.72	\$ 237,260.12	\$ 233,886.00	\$ 3,374.12
Utilities (Page 3)	9,690.10	10,953.75	(1,263.65)	63,192.17	87,630.00	(24,437.83)
Administrative (Page 3)	13,764.33	10,984.92	2,779.41	129,455.60	87,879.34	41,576.26
Taxes & Insurance (Page 3)	4,110.67	4,193.17	(82.50)	32,200.27	33,545.34	(1,345.07)
Other Taxes & Insurance (Page 4)	3,266.33	4,215.09	(948.76)	15,365.78	33,720.68	(18,354.90)
Other Project Expenses (Page 4)	994.16	1,588.75	(594.59)	8,766.14	12,710.00	(3,943.86)
Total O&M Expenses	\$ 74,128.06	\$ 61,171.43	\$ 12,956.63	\$ 486,240.08	\$ 489,371.36	\$ (3,131.28)
<b>Mortgage &amp; Owner's Expense</b>						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 20,833.36	\$ 20,833.34	\$ .02
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 8,640.00	\$ 8,640.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	20,000.00	20,000.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.17	\$ 0.00	\$ 49,473.36	\$ 49,473.34	\$ .02
<b>Total Project Expenses</b>	<b>\$ 80,312.23</b>	<b>\$ 67,355.60</b>	<b>\$ 12,956.63</b>	<b>\$ 535,713.44</b>	<b>\$ 538,844.70</b>	<b>\$ (3,131.26)</b>
<b>Net Profit (Loss)</b>	<b>\$ (11,473.61)</b>	<b>\$ 1,330.23</b>	<b>\$ (12,803.84)</b>	<b>\$ 5,342.28</b>	<b>\$ 10,641.96</b>	<b>\$ (5,299.68)</b>

Chico Commons 549  
For the Month Ended August 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	\$ (55,873.57)	\$ 0.00	\$ (55,873.57)	\$ (30,584.99)	\$ 0.00	\$ (30,584.99)
T & I Transfers	(4,234.33)	0.00	(4,234.33)	(33,816.57)	0.00	(33,816.57)
Operating - MMKT- FFB*	84,924.12	0.00	84,924.12	84,459.25	0.00	84,459.25
Security Deposits Held	1,300.00	0.00	1,300.00	1,451.00	0.00	1,451.00
Authorized Reserve - Other	(12,050.01)	(11,783.33)	(266.68)	(40,340.01)	(94,266.66)	53,926.65
Tenant Receivables	(1,977.00)	0.00	(1,977.00)	2,966.86	0.00	2,966.86
Other Receivables	5,110.67	0.00	5,110.67	(10,958.10)	0.00	(10,958.10)
Accounts Payable - Trade	(6,616.63)	0.00	(6,616.63)	(67,524.93)	0.00	(67,524.93)
Accrued Interest - City of Chico	(28,645.83)	0.00	(28,645.83)	(10,416.64)	0.00	(10,416.64)
Total Other Cash Flow Items	<u>\$ (18,062.58)</u>	<u>\$ (11,783.33)</u>	<u>\$ (6,279.25)</u>	<u>\$ (104,764.13)</u>	<u>\$ (94,266.66)</u>	<u>\$ (10,497.47)</u>
Net Operating Cash Change	<u><u>\$ (29,536.19)</u></u>	<u><u>\$ (10,453.10)</u></u>	<u><u>\$ (19,083.09)</u></u>	<u><u>\$ (99,421.85)</u></u>	<u><u>\$ (83,624.70)</u></u>	<u><u>\$ (15,797.15)</u></u>
Cash Accounts	End Balance 1 Year Ago		Current Balance	Change		
Operating-FFB	\$ 100,305.86		\$ 884.01	\$ (99,421.85)		
Operating - MMKT- FFB*	89,298.46		4,839.21	(84,459.25)		
Tax & Insurance-FFB	69,294.47		103,111.04	33,816.57		
Security Deposit - FFB	44,775.00		44,775.00	0.00		
Reserve Acct-FFB	16,375.41		63,580.09	47,204.68		
Reserve Acct - MMKT - FFB*	508,644.34		512,024.65	3,380.31		
Payables & Receivables:						
Accounts Payable - Trade	67,524.93		0.00	(67,524.93)		
Rents Receivable - Current Tenants	21,205.01		17,487.64	(3,717.37)		
Allowance for Doubtful Accounts	(2,407.61)		(2,407.61)	0.00		
Other Tenant Charges Receivable	4,228.37		4,978.88	750.51		



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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 6,431.88	\$ 6,555.00	\$ (123.12)	\$ 48,511.07	\$ 52,440.00	\$ (3,928.93)
Janitorial/Cleaning Supplies	200.11	137.33	62.78	786.86	1,098.66	(311.80)
Plumbing Repairs	0.00	468.17	(468.17)	4,444.61	3,745.34	699.27
Painting & Decorating	0.00	774.83	(774.83)	2,420.20	6,198.66	(3,778.46)
Repairs & Maintenance - Supply	7,756.82	3,707.08	4,049.74	31,591.91	29,656.66	1,935.25
Repairs & Maintenance - Contract	1,358.00	3,000.33	(1,642.33)	26,486.93	24,002.66	2,484.27
Grounds Maintenance	2,565.00	2,219.17	345.83	16,950.00	17,753.34	(803.34)
Pest Control Service	490.00	995.67	(505.67)	5,901.00	7,965.34	(2,064.34)
Fire/Alarm Services	401.82	740.00	(338.18)	3,339.51	5,920.00	(2,580.49)
Capital Improvements - Other	890.87	5,733.33	(4,842.46)	42,006.59	45,866.66	(3,860.07)
Capital Improvements - Flooring	2,647.09	2,400.00	247.09	15,674.30	19,200.00	(3,525.70)
Capital Improvements - Appliances	0.00	729.17	(729.17)	5,434.67	5,833.34	(398.67)
Capital Improvements - HVAC Repl.	18,610.88	0.00	18,610.88	27,510.88	0.00	27,510.88
Carpet Cleaning	139.00	91.92	47.08	914.00	735.34	178.66
HVAC Repairs	811.00	1,539.25	(728.25)	4,413.09	12,314.00	(7,900.91)
Cable Service	0.00	102.83	(102.83)	874.50	822.66	51.84
Tenant Services	0.00	41.67	(41.67)	0.00	333.34	(333.34)
Total Maint. & Operating Exp.	\$ 42,302.47	\$ 29,235.75	\$ 13,066.72	\$ 237,260.12	\$ 233,886.00	\$ 3,374.12
Utilities:						
Electricity	\$ 1,209.79	\$ 1,003.42	\$ 206.37	\$ 7,498.94	\$ 8,027.34	\$ (528.40)
Water	3,893.28	2,754.83	1,138.45	18,532.32	22,038.66	(3,506.34)
Sewer	1,585.29	2,746.58	(1,161.29)	12,682.32	21,972.66	(9,290.34)
Heating Fuel/Other	1,067.84	1,933.92	(866.08)	11,282.95	15,471.34	(4,188.39)
Garbage & Trash Removal	1,933.90	2,515.00	(581.10)	13,195.64	20,120.00	(6,924.36)
Total Utilities	\$ 9,690.10	\$ 10,953.75	\$ (1,263.65)	\$ 63,192.17	\$ 87,630.00	\$ (24,437.83)
Administrative:						
Manager's Salary	\$ 7,973.97	\$ 4,950.17	\$ 3,023.80	\$ 47,784.86	\$ 39,601.34	\$ 8,183.52
Management Fees	4,032.00	4,032.00	0.00	32,256.00	32,256.00	0.00
Bad Debt Expense	255.00	0.00	255.00	23,884.86	0.00	23,884.86
Auditing	1,000.00	1,000.00	0.00	8,000.00	8,000.00	0.00
Legal	230.00	833.33	(603.33)	14,307.65	6,666.66	7,640.99
Other Administrative Expenses	273.36	169.42	103.94	3,222.23	1,355.34	1,866.89
Total Administrative Expense	\$ 13,764.33	\$ 10,984.92	\$ 2,779.41	\$ 129,455.60	\$ 87,879.34	\$ 41,576.26
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 82.50	\$ (82.50)	\$ 0.00	\$ 660.00	\$ (660.00)
Property Insurance	4,110.67	4,110.67	0.00	32,200.27	32,885.34	(685.07)
Total Taxes & Insurance Expense	\$ 4,110.67	\$ 4,193.17	\$ (82.50)	\$ 32,200.27	\$ 33,545.34	\$ (1,345.07)

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,088.60	\$ 1,118.17	\$ (29.57)	\$ 8,723.55	\$ 8,945.34	\$ (221.79)
Other Taxes, Fees & Permits	1,675.27	192.00	1,483.27	2,515.41	1,536.00	979.41
Bond Premiums	0.00	32.33	(32.33)	429.36	258.66	170.70
Worker's Compensation Insurance	491.96	501.17	(9.21)	3,643.19	4,009.34	(366.15)
Personnel Medical Insurance	10.50	2,371.42	(2,360.92)	54.27	18,971.34	(18,917.07)
Total Other Taxes & Insurance	<u>\$ 3,266.33</u>	<u>\$ 4,215.09</u>	<u>\$ (948.76)</u>	<u>\$ 15,365.78</u>	<u>\$ 33,720.68</u>	<u>\$ (18,354.90)</u>
Other Project Expenses						
Telephone & Answering Service	\$ 76.23	\$ 258.00	\$ (181.77)	\$ 1,895.10	\$ 2,064.00	\$ (168.90)
Internet Service	0.00	271.50	(271.50)	1,158.80	2,172.00	(1,013.20)
Advertising	0.00	54.17	(54.17)	64.35	433.34	(368.99)
Water/Coffee Service	83.94	18.75	65.19	453.60	150.00	303.60
Office Supplies & Expense	197.78	265.58	(67.80)	2,374.58	2,124.66	249.92
Postage	68.18	88.75	(20.57)	554.89	710.00	(155.11)
Toner/Copier Expense	0.00	188.08	(188.08)	1,171.51	1,504.66	(333.15)
Office Furniture & Equipment Expense	554.65	208.33	346.32	554.65	1,666.66	(1,112.01)
Travel & Promotion	13.38	70.92	(57.54)	144.73	567.34	(422.61)
Training Expense	0.00	64.67	(64.67)	321.12	517.34	(196.22)
Credit Checking	0.00	100.00	(100.00)	0.00	800.00	(800.00)
Employee Meals	0.00	0.00	0.00	72.81	0.00	72.81
Total Other Project Expenses	<u>\$ 994.16</u>	<u>\$ 1,588.75</u>	<u>\$ (594.59)</u>	<u>\$ 8,766.14</u>	<u>\$ 12,710.00</u>	<u>\$ (3,943.86)</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 20,833.36	\$ 20,833.34	\$ .02
Reporting / Partner Management Fee	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 8,640.00	\$ 8,640.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	20,000.00	20,000.00	0.00
Total Mortgage & Owner's Exp.	<u>\$ 6,184.17</u>	<u>\$ 6,184.17</u>	<u>\$ 0.00</u>	<u>\$ 49,473.36</u>	<u>\$ 49,473.34</u>	<u>\$ .02</u>
Total Expenses	<u>\$ 80,312.23</u>	<u>\$ 67,355.60</u>	<u>\$ 12,956.63</u>	<u>\$ 535,713.44</u>	<u>\$ 538,844.70</u>	<u>\$ (3,131.26)</u>
Reserves						
Authorized Reserve - Other	<u>\$ 12,050.01</u>	<u>\$ 11,783.33</u>	<u>\$ 266.68</u>	<u>\$ 40,340.01</u>	<u>\$ 94,266.66</u>	<u>\$ (53,926.65)</u>
	\$ 12,050.01	\$ 11,783.33	\$ 266.68	\$ 40,340.01	\$ 94,266.66	\$ (53,926.65)

**Walker Commons  
August 2025**



Separate *Variance Report* explaining budget differences and expenditures.

The current reserve balance is \$789,459.01.

**Updates:**

Walker Commons currently has 1 vacant. There were 0 move-ins and 2 move-outs during the month of August.

**Vacancies:**

- **Unit #16 (60%):** (Personal)

**Landscaping Improvements:**

- Crushed Dust replaced the buildings.
- Stump Grinding is scheduled for September.
- Sidewalk repairs are scheduled for September.

**Bids on hand for capital projects:**

- Gutters for the remainder of the property.
- Tree Trimming

**Events:**

- The site continues to host bingo events monthly.
- We have expanded events to include weekly card games as well. The games are a great success and appreciated by the residents.
- Will be planning a birthday cake event monthly for the site soon.
- Tax Credit Inspection scheduled for 9/8/25.



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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Rental Income</b>						
Gross Rents	\$ 37,603.00	\$ 40,595.50	\$ (2,992.50)	\$ 301,933.00	\$ 324,764.00	\$ (22,831.00)
Private Subsidy Income	\$ 8,820.00	\$ 0.00	\$ 8,820.00	\$ 67,909.00	\$ 0.00	\$ 67,909.00
Vacancies	(853.00)	(608.92)	(244.08)	(9,056.00)	(4,871.34)	(4,184.66)
Rent Adjustments	0.00	(18.00)	18.00	0.00	(144.00)	144.00
Manager's Unit	(906.00)	(906.00)	0.00	(7,248.00)	(7,248.00)	0.00
<b>Total Tenant Rent</b>	<b>\$ 44,664.00</b>	<b>\$ 39,062.58</b>	<b>\$ 5,601.42</b>	<b>\$ 353,538.00</b>	<b>\$ 312,500.66</b>	<b>\$ 41,037.34</b>
<b>Other Project Income:</b>						
Laundry Income	\$ 0.00	\$ 271.83	\$ (271.83)	\$ 2,562.86	\$ 2,174.66	\$ 388.20
Interest Income	149.75	6.08	143.67	1,139.69	48.66	1,091.03
Restricted Reserve Interest Income	572.86	0.00	572.86	4,370.59	0.00	4,370.59
Late Charges	17.00	4.17	12.83	1,198.00	33.34	1,164.66
Application Fees	0.00	0.00	0.00	(25.00)	0.00	(25.00)
Other Tenant Income	873.00	9.17	863.83	1,308.23	73.34	1,234.89
<b>Other Project Income</b>	<b>\$ 1,612.61</b>	<b>\$ 291.25</b>	<b>\$ 1,321.36</b>	<b>\$ 10,554.37</b>	<b>\$ 2,330.00</b>	<b>\$ 8,224.37</b>
<b>Total Project Income</b>	<b>\$ 46,276.61</b>	<b>\$ 39,353.83</b>	<b>\$ 6,922.78</b>	<b>\$ 364,092.37</b>	<b>\$ 314,830.66</b>	<b>\$ 49,261.71</b>
<b>Project Expenses:</b>						
Maint. & Oper. Exp. (Page 3)	\$ 21,036.85	\$ 14,480.41	\$ 6,556.44	\$ 136,281.62	\$ 115,843.32	\$ 20,438.30
Utilities (Page 3)	3,317.45	4,920.08	(1,602.63)	23,450.76	39,360.66	(15,909.90)
Administrative (Page 3)	10,810.51	8,827.24	1,983.27	68,553.34	70,617.98	(2,064.64)
Taxes & Insurance (Page 3)	2,572.50	2,585.33	(12.83)	20,121.17	20,682.66	(561.49)
Other Taxes & Insurance (Page 4)	4,200.94	3,702.25	498.69	21,986.76	29,618.00	(7,631.24)
Other Project Expenses (Page 4)	678.78	1,028.41	(349.63)	7,518.87	8,227.32	(708.45)
<b>Total O&amp;M Expenses</b>	<b>\$ 42,617.03</b>	<b>\$ 35,543.72</b>	<b>\$ 7,073.31</b>	<b>\$ 277,912.52</b>	<b>\$ 284,349.94</b>	<b>\$ (6,437.42)</b>
<b>Mortgage &amp; Owner's Expense</b>						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 10,000.00	\$ 10,000.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 5,000.00	\$ 5,000.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	7,466.72	7,466.66	.06
<b>Total Mortgage &amp; Owner's Exp.</b>	<b>\$ 2,808.34</b>	<b>\$ 2,808.33</b>	<b>\$ .01</b>	<b>\$ 22,466.72</b>	<b>\$ 22,466.66</b>	<b>\$ .06</b>
<b>Total Project Expenses</b>	<b>\$ 45,425.37</b>	<b>\$ 38,352.05</b>	<b>\$ 7,073.32</b>	<b>\$ 300,379.24</b>	<b>\$ 306,816.60</b>	<b>\$ (6,437.36)</b>
<b>Net Profit (Loss)</b>	<b>\$ 851.24</b>	<b>\$ 1,001.78</b>	<b>\$ (150.54)</b>	<b>\$ 63,713.13</b>	<b>\$ 8,014.06</b>	<b>\$ 55,699.07</b>

Walker Commons 550  
For the Month Ended August 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	\$ (100,572.86)	\$ 0.00	\$ (100,572.86)	\$ (104,370.59)	\$ 0.00	\$ (104,370.59)
T & I Transfers	(2,617.46)	0.00	(2,617.46)	(20,905.23)	0.00	(20,905.23)
Operating - MMKT- FFB*	39,882.38	0.00	39,882.38	39,080.72	0.00	39,080.72
Security Deposits Held	(1,280.00)	0.00	(1,280.00)	(1,541.00)	0.00	(1,541.00)
Authorized Reserve - Other	0.00	(6,458.33)	6,458.33	0.00	(51,666.66)	51,666.66
Tenant Receivables	888.00	0.00	888.00	(780.23)	0.00	(780.23)
Other Receivables	3,572.50	0.00	3,572.50	(7,603.01)	0.00	(7,603.01)
Accounts Payable - Trade	(1,356.18)	0.00	(1,356.18)	(19,214.82)	0.00	(19,214.82)
Accrued Interest - City of Chico	(13,750.00)	0.00	(13,750.00)	(5,000.00)	0.00	(5,000.00)
Accrued Partnership Fees	625.00	0.00	625.00	5,000.00	0.00	5,000.00
Partner's Equity	(12,898.00)	0.00	(12,898.00)	(12,898.00)	0.00	(12,898.00)
Total Other Cash Flow Items	<u>\$ (87,506.62)</u>	<u>\$ (6,458.33)</u>	<u>\$ (81,048.29)</u>	<u>\$ (128,232.16)</u>	<u>\$ (51,666.66)</u>	<u>\$ (76,565.50)</u>
Net Operating Cash Change	<u><u>\$ (86,655.38)</u></u>	<u><u>\$ (5,456.55)</u></u>	<u><u>\$ (81,198.83)</u></u>	<u><u>\$ (64,519.03)</u></u>	<u><u>\$ (43,652.60)</u></u>	<u><u>\$ (20,866.43)</u></u>
Cash Accounts	End Balance 1 Year Ago	Current Balance	Change			
Operating-FFB	\$ 92,257.74	\$ 27,738.71	\$ (64,519.03)			
Operating - MMKT- FFB*	138,328.81	99,248.09	(39,080.72)			
Tax & Insurance - FFB	58,478.71	79,383.94	20,905.23			
Security Deposit - FFB	21,230.00	21,230.00	0.00			
Reserve Acct - FFB	53,777.13	101,397.48	47,620.35			
Reserve Acct MMKT-FFB*	623,844.57	688,061.53	64,216.96			
Payables & Receivables:						
Accounts Payable - Trade	19,214.82	0.00	(19,214.82)			
Rents Receivable - Current Tenants	1,832.74	2,031.74	199.00			
Other Tenant Charges Receivable	217.00	798.23	581.23			

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 3,963.98	\$ 4,370.00	\$ (406.02)	\$ 29,670.03	\$ 34,960.00	\$ (5,289.97)
Janitorial/Cleaning Supplies	0.00	133.08	(133.08)	1,994.55	1,064.66	929.89
Plumbing Repairs	771.92	239.92	532.00	3,455.35	1,919.34	1,536.01
Painting & Decorating	24.35	301.25	(276.90)	651.68	2,410.00	(1,758.32)
Repairs & Maintenance - Supply	1,675.21	1,089.08	586.13	12,705.83	8,712.66	3,993.17
Repairs & Maintenance - Contract	1,072.51	1,299.83	(227.32)	7,910.04	10,398.66	(2,488.62)
Grounds Maintenance	1,910.00	2,008.33	(98.33)	17,770.00	16,066.66	1,703.34
Pest Control Service	730.00	333.33	396.67	3,327.38	2,666.66	660.72
Fire/Alarm Services	1,841.50	276.75	1,564.75	2,219.50	2,214.00	5.50
Capital Improvements - Other	1,220.00	1,169.17	50.83	24,793.10	9,353.34	15,439.76
Capital Improvements - Flooring	5,694.53	1,041.67	4,652.86	17,443.81	8,333.34	9,110.47
Capital Improvements - Appliances	971.23	387.50	583.73	7,474.50	3,100.00	4,374.50
Capital Improvements - HVAC Repl.	0.00	583.33	(583.33)	2,837.37	4,666.66	(1,829.29)
Capital Improvements - Water Heaters	1,161.62	666.67	494.95	1,161.62	5,333.34	(4,171.72)
Carpet Cleaning	0.00	70.83	(70.83)	379.00	566.66	(187.66)
HVAC Repairs	0.00	200.00	(200.00)	893.00	1,600.00	(707.00)
Cable Service	0.00	109.67	(109.67)	1,002.50	877.34	125.16
Tenant Services	0.00	200.00	(200.00)	592.36	1,600.00	(1,007.64)
Total Maint. & Operating Exp.	\$ 21,036.85	\$ 14,480.41	\$ 6,556.44	\$ 136,281.62	\$ 115,843.32	\$ 20,438.30
Utilities:						
Electricity	\$ 1,028.13	\$ 819.33	\$ 208.80	\$ 5,290.71	\$ 6,554.66	\$ (1,263.95)
Water	0.00	775.00	(775.00)	4,156.22	6,200.00	(2,043.78)
Sewer	879.34	2,178.92	(1,299.58)	7,034.72	17,431.34	(10,396.62)
Heating Fuel/Other	74.38	386.58	(312.20)	929.91	3,092.66	(2,162.75)
Garbage & Trash Removal	1,335.60	760.25	575.35	6,039.20	6,082.00	(42.80)
Total Utilities	\$ 3,317.45	\$ 4,920.08	\$ (1,602.63)	\$ 23,450.76	\$ 39,360.66	\$ (15,909.90)
Administrative:						
Manager's Salary	\$ 6,529.22	\$ 4,368.33	\$ 2,160.89	\$ 30,222.86	\$ 34,946.66	\$ (4,723.80)
Management Fees	3,136.00	3,136.00	0.00	25,088.00	25,088.00	0.00
Bad Debt Expense	20.00	0.00	20.00	3,487.00	0.00	3,487.00
Auditing	1,000.00	1,000.00	0.00	7,666.67	8,000.00	(333.33)
Legal	0.00	171.08	(171.08)	0.00	1,368.66	(1,368.66)
Other Administrative Expenses	125.29	151.83	(26.54)	2,088.81	1,214.66	874.15
Total Administrative Expense	\$ 10,810.51	\$ 8,827.24	\$ 1,983.27	\$ 68,553.34	\$ 70,617.98	\$ (2,064.64)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 12.83	\$ (12.83)	\$ 0.00	\$ 102.66	\$ (102.66)
Property Insurance	2,572.50	2,572.50	0.00	20,121.17	20,580.00	(458.83)
Total Taxes & Insurance Expense	\$ 2,572.50	\$ 2,585.33	\$ (12.83)	\$ 20,121.17	\$ 20,682.66	\$ (561.49)

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Taxes & Insurance:						
Payroll Taxes	\$ 760.67	\$ 827.17	\$ (66.50)	\$ 5,370.76	\$ 6,617.34	\$ (1,246.58)
Other Taxes, Fees & Permits	961.57	295.92	665.65	1,780.29	2,367.34	(587.05)
Bond Premiums	0.00	25.83	(25.83)	333.94	206.66	127.28
Worker's Compensation Insurance	333.68	380.50	(46.82)	2,166.42	3,044.00	(877.58)
Personnel Medical Insurance	2,145.02	2,172.83	(27.81)	12,335.35	17,382.66	(5,047.31)
Total Other Taxes & Insurance	<u>\$ 4,200.94</u>	<u>\$ 3,702.25</u>	<u>\$ 498.69</u>	<u>\$ 21,986.76</u>	<u>\$ 29,618.00</u>	<u>\$ (7,631.24)</u>
Other Project Expenses						
Telephone & Answering Service	\$ 76.23	\$ 237.58	\$ (161.35)	\$ 2,087.99	\$ 1,900.66	\$ 187.33
Internet Service	0.00	100.00	(100.00)	575.60	800.00	(224.40)
Advertising	18.23	16.67	1.56	18.23	133.34	(115.11)
Water/Coffee Service	38.99	24.50	14.49	706.33	196.00	510.33
Office Supplies & Expense	245.73	325.00	(79.27)	2,495.31	2,600.00	(104.69)
Postage	28.99	81.00	(52.01)	215.42	648.00	(432.58)
Toner/Copier Expense	0.00	110.33	(110.33)	261.93	882.66	(620.73)
Office Furniture & Equipment Expense	270.61	0.00	270.61	412.62	0.00	412.62
Travel & Promotion	0.00	33.33	(33.33)	505.50	266.66	238.84
Training Expense	0.00	58.33	(58.33)	214.08	466.66	(252.58)
Credit Checking	0.00	41.67	(41.67)	0.00	333.34	(333.34)
Employee Meals	0.00	0.00	0.00	25.86	0.00	25.86
Total Other Project Expenses	<u>\$ 678.78</u>	<u>\$ 1,028.41</u>	<u>\$ (349.63)</u>	<u>\$ 7,518.87</u>	<u>\$ 8,227.32</u>	<u>\$ (708.45)</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 10,000.00	\$ 10,000.00	\$ 0.00
Reporting / Partner Management Fee	\$ 625.00	\$ 625.00	\$ 0.00	\$ 5,000.00	\$ 5,000.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	7,466.72	7,466.66	.06
Total Mortgage & Owner's Exp.	<u>\$ 2,808.34</u>	<u>\$ 2,808.33</u>	<u>\$ .01</u>	<u>\$ 22,466.72</u>	<u>\$ 22,466.66</u>	<u>\$ .06</u>
Total Expenses	<u>\$ 45,425.37</u>	<u>\$ 38,352.05</u>	<u>\$ 7,073.32</u>	<u>\$ 300,379.24</u>	<u>\$ 306,816.60</u>	<u>\$ (6,437.36)</u>
Reserves						
Authorized Reserve - Other	<u>\$ 0.00</u>	<u>\$ 6,458.33</u>	<u>\$ (6,458.33)</u>	<u>\$ 0.00</u>	<u>\$ 51,666.66</u>	<u>\$ (51,666.66)</u>
	\$ 0.00	\$ 6,458.33	\$ (6,458.33)	\$ 0.00	\$ 51,666.66	\$ (51,666.66)

## 1200 Park Avenue Apartments August 2025



Separate *Variance Report* explaining budget differences and expenditures.  
The current reserve balance is \$351,453.52.

Currently there are 7 units available for occupancy due to four move outs in August.

### **Vacancies:**

- **Unit #231 (50%):** (Skipped, Non-Payment) - Rent Ready: Vash Applicant in process
- **Unit #131 (50%):** (Skipped, Non-Payment) - Rent Ready: Applicant in process
- **Unit #102 (50%):** (Personal) - Rent Ready
- **Unit #253 (50%):** (Medical) - Rent Ready: Resident passed away on 7/24
- **Unit #103 (60%):** (Medical) - Section 8 applicant in process
- **Unit #307 (50%):** (Medical) - Resident moved in with family
- **Unit #321 (50%):** (Medical) - Resident moved in with family

### **Upcoming Vacancies:**

- **Unit #239** is currently in legal for non-compliance with pest control treatments and causing a nuisance to the complex and staff. UD Signed.

### **Bids on hand for capital projects:**

- Pressure washing the buildings
- Window cleaning
- Facia repairs
- Landscaping improvements
- Hallway / Stair flooring

Estimates will be submitted for consideration based on priority and funds.





### Community Events:

The staff have continued the monthly events to foster community spirit, including:

- Monthly Bingo Games
- Birthday Cake Celebrations

### 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.

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Rental Income</b>						
Gross Rents	\$ 98,943.00	\$ 95,845.08	\$ 3,097.92	\$ 774,009.00	\$ 766,760.66	\$ 7,248.34
Vacancies	\$ (3,507.00)	\$ (3,833.83)	\$ 326.83	\$ (31,043.00)	\$ (30,670.66)	\$ (372.34)
Manager's Unit	(1,111.00)	(1,111.00)	0.00	(8,888.00)	(8,888.00)	0.00
<b>Total Tenant Rent</b>	<b>\$ 94,325.00</b>	<b>\$ 90,900.25</b>	<b>\$ 3,424.75</b>	<b>\$ 734,078.00</b>	<b>\$ 727,202.00</b>	<b>\$ 6,876.00</b>
<b>Other Project Income:</b>						
Laundry Income	\$ 3,000.00	\$ 666.67	\$ 2,333.33	\$ 6,000.00	\$ 5,333.34	\$ 666.66
Interest Income	96.82	0.00	96.82	458.23	0.00	458.23
Restricted Reserve Interest Income	19.25	18.17	1.08	166.87	145.34	21.53
Late Charges	137.00	68.50	68.50	1,269.46	548.00	721.46
Application Fees	0.00	13.92	(13.92)	25.00	111.34	(86.34)
Other Tenant Income	290.00	333.33	(43.33)	(40.75)	2,666.66	(2,707.41)
Miscellaneous Income	100.00	19.83	80.17	1,074.93	158.66	916.27
<b>Other Project Income</b>	<b>\$ 3,643.07</b>	<b>\$ 1,120.42</b>	<b>\$ 2,522.65</b>	<b>\$ 8,953.74</b>	<b>\$ 8,963.34</b>	<b>\$ (9.60)</b>
<b>Total Project Income</b>	<b>\$ 97,968.07</b>	<b>\$ 92,020.67</b>	<b>\$ 5,947.40</b>	<b>\$ 743,031.74</b>	<b>\$ 736,165.34</b>	<b>\$ 6,866.40</b>
<b>Project Expenses:</b>						
Maint. & Oper. Exp. (Page 3)	\$ 44,638.93	\$ 21,761.42	\$ 22,877.51	\$ 221,040.30	\$ 174,091.34	\$ 46,948.96
Utilities (Page 3)	4,677.16	13,232.49	(8,555.33)	73,330.54	105,859.98	(32,529.44)
Administrative (Page 3)	16,053.31	13,035.42	3,017.89	129,298.01	104,283.34	25,014.67
Taxes & Insurance (Page 3)	7,269.41	7,439.75	(170.34)	56,912.53	59,518.00	(2,605.47)
Other Taxes & Insurance (Page 4)	5,792.71	3,453.91	2,338.80	28,207.52	27,631.32	576.20
Other Project Expenses (Page 4)	2,623.03	2,401.09	221.94	21,182.06	19,208.68	1,973.38
<b>Total O&amp;M Expenses</b>	<b>\$ 81,054.55</b>	<b>\$ 61,324.08</b>	<b>\$ 19,730.47</b>	<b>\$ 529,970.96</b>	<b>\$ 490,592.66</b>	<b>\$ 39,378.30</b>
<b>Mortgage &amp; Owner's Expense</b>						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 208,843.12	\$ 210,403.34	\$ (1,560.22)
Managing General Partner Fees	\$ 1,085.50	\$ 1,105.50	\$ (20.00)	\$ 8,684.00	\$ 8,844.00	\$ (160.00)
Transfer - Reserves	2,675.00	2,675.00	0.00	21,400.00	21,400.00	0.00
<b>Total Mortgage &amp; Owner's Exp.</b>	<b>\$ 29,865.89</b>	<b>\$ 30,080.92</b>	<b>\$ (215.03)</b>	<b>\$ 238,927.12</b>	<b>\$ 240,647.34</b>	<b>\$ (1,720.22)</b>
<b>Total Project Expenses</b>	<b>\$ 110,920.44</b>	<b>\$ 91,405.00</b>	<b>\$ 19,515.44</b>	<b>\$ 768,898.08</b>	<b>\$ 731,240.00</b>	<b>\$ 37,658.08</b>
<b>Net Profit (Loss)</b>	<b>\$ (12,952.37)</b>	<b>\$ 615.67</b>	<b>\$ (13,568.04)</b>	<b>\$ (25,866.34)</b>	<b>\$ 4,925.34</b>	<b>\$ (30,791.68)</b>

Park Avenue 569  
For the Month Ended August 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	\$ (14.44)	\$ 0.00	\$ (14.44)	\$ 65,435.17	\$ 0.00	\$ 65,435.17
T & I Transfers	(7,484.90)	0.00	(7,484.90)	9,545.80	0.00	9,545.80
Operating - MMKT- FFB*	49,948.33	0.00	49,948.33	(10,147.03)	0.00	(10,147.03)
Other Cash Changes	0.00	0.00	0.00	419.36	0.00	419.36
Security Deposits Held	(197.00)	0.00	(197.00)	1,500.00	0.00	1,500.00
Authorized Reserve - Other	0.00	(10,941.67)	10,941.67	(65,410.32)	(87,533.34)	22,123.02
Pending Reserves	(3,642.60)	0.00	(3,642.60)	(34,720.65)	0.00	(34,720.65)
Tenant Receivables	(1,277.80)	0.00	(1,277.80)	(5,137.85)	0.00	(5,137.85)
Other Receivables	6,086.41	0.00	6,086.41	48,091.07	0.00	48,091.07
Accounts Payable - Trade	3,691.43	0.00	3,691.43	22,081.19	0.00	22,081.19
Accrued Interest City of Chico	(67,375.00)	0.00	(67,375.00)	(24,500.00)	0.00	(24,500.00)
Accrued Local Administration Fee	416.67	0.00	416.67	3,333.36	0.00	3,333.36
Accrued Managing GP Fee	(25,149.17)	0.00	(25,149.17)	(20,467.36)	0.00	(20,467.36)
Accrued Interest Housing Authority	(28,374.25)	0.00	(28,374.25)	5,126.00	0.00	5,126.00
Partner's Equity	0.00	0.00	0.00	(535.00)	0.00	(535.00)
Total Other Cash Flow Items	\$ (73,372.32)	\$ (10,941.67)	\$ (62,430.65)	\$ (5,386.26)	\$ (87,533.34)	\$ 82,147.08
Net Operating Cash Change	\$ (86,324.69)	\$ (10,326.00)	\$ (75,998.69)	\$ (31,252.60)	\$ (82,608.00)	\$ 51,355.40
Cash Accounts	End Balance 1 Year Ago		Current Balance	Change		
Operating-FFB	\$ 26,393.72		\$ (4,858.88)	\$ (31,252.60)		
Operating - MMKT- FFB*	1,026.23		11,173.26	10,147.03		
Tax & Insurance-FFB	125,483.44		115,937.64	(9,545.80)		
Security Deposit - FFB	36,064.00		36,064.00	0.00		
Repl Reserves - Berkadia - IMP**	395,488.69		351,453.52	(44,035.17)		
Payables & Receivables:						
Accounts Payable - Trade	1,892.81		23,974.00	22,081.19		
Rents Receivable - Current Tenants	6,428.44		14,622.21	8,193.77		
Other Tenant Charges Receivable	3,750.94		1,140.02	(2,610.92)		

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 7,926.28	\$ 7,900.00	\$ 26.28	\$ 63,632.18	\$ 63,200.00	\$ 432.18
Janitorial/Cleaning Supplies	88.29	318.25	(229.96)	1,193.17	2,546.00	(1,352.83)
Plumbing Repairs	0.00	219.75	(219.75)	0.00	1,758.00	(1,758.00)
Painting & Decorating	386.44	223.83	162.61	1,622.47	1,790.66	(168.19)
Repairs & Maintenance - Supply	2,766.21	1,547.75	1,218.46	11,913.17	12,382.00	(468.83)
Repairs & Maintenance - Contract	1,962.72	2,250.00	(287.28)	18,724.36	18,000.00	724.36
Grounds Maintenance	2,465.00	1,966.67	498.33	16,870.00	15,733.34	1,136.66
Elevator Maintenance & Contract	2,058.80	984.17	1,074.63	12,234.05	7,873.34	4,360.71
Pest Control Service	5,280.00	1,000.00	4,280.00	12,627.16	8,000.00	4,627.16
Fire/Alarm Services	771.00	1,523.92	(752.92)	10,759.91	12,191.34	(1,431.43)
Security Service	630.00	711.00	(81.00)	5,397.00	5,688.00	(291.00)
Capital Improvements - Other	4,617.94	1,660.00	2,957.94	17,924.12	13,280.00	4,644.12
Capital Improvements - Flooring	5,961.92	0.00	5,961.92	20,279.37	0.00	20,279.37
Capital Improvements - Appliances	927.53	826.33	101.20	6,183.31	6,610.66	(427.35)
Capital Improvements - HVAC Repl.	0.00	0.00	0.00	3,054.75	0.00	3,054.75
Carpet Cleaning	300.00	416.67	(116.67)	7,704.00	3,333.34	4,370.66
HVAC Repairs	(309.00)	86.00	(395.00)	1,707.00	688.00	1,019.00
Tenant Services	8,805.80	127.08	8,678.72	9,214.28	1,016.66	8,197.62
Total Maint. & Operating Exp.	\$ 44,638.93	\$ 21,761.42	\$ 22,877.51	\$ 221,040.30	\$ 174,091.34	\$ 46,948.96
Utilities:						
Electricity	\$ 0.00	\$ 8,621.08	\$ (8,621.08)	\$ 33,802.26	\$ 68,968.66	\$ (35,166.40)
Water	73.63	1,149.33	(1,075.70)	9,633.08	9,194.66	438.42
Sewer	1,950.97	1,963.58	(12.61)	15,607.76	15,708.66	(100.90)
Heating Fuel/Other	0.00	454.92	(454.92)	5,427.96	3,639.34	1,788.62
Garbage & Trash Removal	2,652.56	1,043.58	1,608.98	8,859.48	8,348.66	510.82
Total Utilities	\$ 4,677.16	\$ 13,232.49	\$ (8,555.33)	\$ 73,330.54	\$ 105,859.98	\$ (32,529.44)
Administrative:						
Manager's Salary	\$ 8,259.27	\$ 5,411.67	\$ 2,847.60	\$ 47,481.63	\$ 43,293.34	\$ 4,188.29
Management Fees	5,992.00	5,992.00	0.00	47,936.00	47,936.00	0.00
Bad Debt Expense	0.00	0.00	0.00	17,370.18	0.00	17,370.18
Auditing	1,000.00	1,000.00	0.00	7,687.50	8,000.00	(312.50)
Legal	717.50	407.17	310.33	5,290.20	3,257.34	2,032.86
Reporting Ptr/Mgmt Fees	0.00	0.00	0.00	(535.00)	0.00	(535.00)
Other Administrative Expenses	84.54	224.58	(140.04)	4,067.50	1,796.66	2,270.84
Total Administrative Expense	\$ 16,053.31	\$ 13,035.42	\$ 3,017.89	\$ 129,298.01	\$ 104,283.34	\$ 25,014.67
Taxes & Insurance Reserve For:						
Special Assessments	\$ 0.00	\$ 27.75	\$ (27.75)	\$ 0.00	\$ 222.00	\$ (222.00)
Property Insurance	7,112.08	7,112.08	0.00	55,653.89	56,896.66	(1,242.77)
Other Insurance	157.33	299.92	(142.59)	1,258.64	2,399.34	(1,140.70)

Park Avenue 569  
For the Month Ended August 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)	\$ 56,912.53	\$ 59,518.00	\$ (2,605.47)
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,179.58	\$ 1,350.83	\$ (171.25)	\$ 10,028.99	\$ 10,806.66	\$ (777.67)
Other Taxes, Fees & Permits	1,935.96	233.33	1,702.63	2,771.73	1,866.66	905.07
Bond Premiums	0.00	108.75	(108.75)	638.07	870.00	(231.93)
Worker's Compensation Insurance	523.93	641.25	(117.32)	4,100.46	5,130.00	(1,029.54)
Personnel Medical Insurance	2,153.24	1,119.75	1,033.49	10,668.27	8,958.00	1,710.27
Total Other Taxes & Insurance	\$ 5,792.71	\$ 3,453.91	\$ 2,338.80	\$ 28,207.52	\$ 27,631.32	\$ 576.20
Other Project Expenses						
Telephone & Answering Service	\$ 794.68	\$ 592.33	\$ 202.35	\$ 5,775.84	\$ 4,738.66	\$ 1,037.18
Internet Service	623.48	558.33	65.15	4,985.42	4,466.66	518.76
Advertising	0.00	39.75	(39.75)	53.52	318.00	(264.48)
Water/Coffee Service	58.01	111.25	(53.24)	581.84	890.00	(308.16)
Office Supplies & Expense	139.96	468.00	(328.04)	4,307.27	3,744.00	563.27
Postage	13.64	87.67	(74.03)	478.08	701.34	(223.26)
Toner/Copier Expense	11.85	297.92	(286.07)	747.84	2,383.34	(1,635.50)
Office Furniture & Equipment Expense	406.41	0.00	406.41	2,575.37	0.00	2,575.37
Travel & Promotion	575.00	144.42	430.58	1,150.00	1,155.34	(5.34)
Training Expense	0.00	63.92	(63.92)	476.88	511.34	(34.46)
Credit Checking	0.00	29.17	(29.17)	0.00	233.34	(233.34)
Employee Meals	0.00	8.33	(8.33)	50.00	66.66	(16.66)
Total Other Project Expenses	\$ 2,623.03	\$ 2,401.09	\$ 221.94	\$ 21,182.06	\$ 19,208.68	\$ 1,973.38
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 208,843.12	\$ 210,403.34	\$ (1,560.22)
Managing General Partner Fees	\$ 1,085.50	\$ 1,105.50	\$ (20.00)	\$ 8,684.00	\$ 8,844.00	\$ (160.00)
Transfer - Reserves	2,675.00	2,675.00	0.00	21,400.00	21,400.00	0.00
Total Mortgage & Owner's Exp.	\$ 29,865.89	\$ 30,080.92	\$ (215.03)	\$ 238,927.12	\$ 240,647.34	\$ (1,720.22)
Total Expenses	<u>\$ 110,920.44</u>	<u>\$ 91,405.00</u>	<u>\$ 19,515.44</u>	<u>\$ 768,898.08</u>	<u>\$ 731,240.00</u>	<u>\$ 37,658.08</u>
Reserves						
Authorized Reserve - Other	\$ 0.00	\$ 10,941.67	\$ (10,941.67)	\$ 65,410.32	\$ 87,533.34	\$ (22,123.02)
Pending Reserves	<u>3,642.60</u>	<u>0.00</u>	<u>3,642.60</u>	<u>34,720.65</u>	<u>0.00</u>	<u>34,720.65</u>
	\$ 3,642.60	\$ 10,941.67	\$ (7,299.07)	\$ 100,130.97	\$ 87,533.34	\$ 12,597.63

## MEMO

Date: September 9, 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 Aug 2025

<b>Program Statistics for Period Ending</b>	<b>Aug 2025</b>	<b>Aug 2024</b>
Number of participants as of last day of the month	29	26
Number of Orientation Briefings	0	0
Number of signed contracts	1	0
Number of Port-In's	0	0
Number of Port-Out's	0	0
Number of Graduates	0	2
Contract Expired	0	0
Number of Terminations	0	0
Number of Voluntary Exits	0	2
Number of Families on FSS Waiting List	0	5
Number of participants with annual income increases (YTD)	2	2
Number of participants with new employment (YTD)	2	1
Number of participants with escrow accounts	11	15
Number of participants currently escrowing	9	9
Amount disbursed from escrow account	0.00	\$0.00
Balance of Forfeiture account	\$33,511.07	\$5694.76
Balance of Escrow Account	\$65,833.96	\$169,644.62

### FSS FY 2024 HUD Grant Program Tracking Data

<b>Program Management Questions:</b>	<b>2025 Calendar Year</b>
PHA mandatory program size (Initial 50)	N/A
PHA voluntary program size (50)	30
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	6
Number of FSS participants enrolled in school and employed	3
Number of FSS families receiving cash assistance	5
Number of FSS families experiencing a reduction in cash assistance	2
Number of FSS families who have ceased receiving cash assistance	3
How many new FSS escrow accounts were established	14
Number of FSS families moved to non-subsidized housing	0
Number of FSS families moved to home-ownership <sup>75</sup>	0

HACB CoC Programs: A Report to the Board of Commissioners for the Month of August 2025										
Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	08/2025 Enrollment	08/2025 HAP Assistance	Grant Balance
City of Chico - LGP	7/1/25 - 6/30/26	\$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	7/1/25 - 6/30/26	\$150,000.00	City of Chico	SSA	18	Low-income, under case management with self-sufficiency plan	Butte County	8	\$9,606.00	\$129,874.00
BHHAP/Security Deposit**	7/1/25 - 6/30/26	\$1,695.00	City of Chico	SSA	5	Individuals with a mental illness with homelessness eligibility	Butte County	1	\$0.00	\$1,095.00
BHHAP/ASOC	7/1/25 - 6/30/26	\$11,915.00	BCBH	BCBH	4	Individuals with a mental illness with homelessness eligibility	Butte County	3	\$1,358.35	\$9,472.65
Totals		\$172,610.00			35			12	\$10,964.35	\$149,441.65

Acronym Legend

\*BCBH: Butte County Department of Behavioral Health | \*BHHAP: Behavioral Health Housing Assistance Program | \*SHP: Supportive Housing Program | \*PHB: Permanent Housing Bonus Program  
\*TBRA: Tenant Based Rental Assistance | \*LGP: Lease Guarantee Program | \*SSA: Supportive Service Agency | \*SMI: Serious Mental Health Disability

Last update:09/09/2025  
Path: Z:\Boutique Programs\Special Programs Budget and Reports

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




Research Update:

# Butte County Housing Authority, CA 'A+' Issuer Credit Rating Affirmed; GO Debt Outstanding Affirmed At 'A+'

September 4, 2025

## Overview

- S&P Global Ratings' affirmed the 'A+' issuer credit rating (ICR) on the [Housing Authority of the County of Butte](#) (HACB or the authority), Calif.
- At the same time, we affirmed our 'A+' rating on HACB's general obligation (GO) debt based on the HACB ICR.
- The outlook is stable.

## Rationale

### Security

An ICR reflects the obligor's general creditworthiness and capacity and willingness to meet financial commitments when they come due. It neither applies to any specific financial obligation nor considers the obligation's nature and provisions, bankruptcy standing, liquidation, statutory preferences, or legality and enforceability.

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

### Credit highlights

HACB was established by the County of Butte in 1946 under the California Health and Safety Code as a non-profit public corporation. The mission of the authority is to assist low- and moderate-income residents of Butte County to secure and maintain quality affordable housing. HACB owns/manages approximately 1,506 units of U.S. Department of Housing and Urban Development (HUD) Low-income Public Housing, U.S. Department of Agriculture-Rural Development Farmworker Housing, Low-Income Housing Tax Credit-funded housing, and other-

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owned housing in the county. In addition, HACB operates the Section 8 housing choice voucher program under an annual contributions contract with the HUD, administering more than 2,370 conventional and special needs vouchers.

HACB has seen a steady stabilization from both the 2018 Camp Fire as well as from the COVID 19 pandemic. Although HACB lost only 12 units in the fire, the greater area saw a 15% reduction of the housing stock. HACB led the rebuilding and relocation initiatives related to significant private and public development investment and other national funding support flowing into the area since the event. This included an increase in the commitment of Section 8 vouchers, and the construction, acquisition, or refurbishment of 1,071 additional units. HACB completed its financing package to reconstruct the 12-unit Kathy Court Apartments using HUD Community Development Block Grant-Disaster Recovery funds from the Town of Paradise, PG&E Fire Trust settlement proceeds, and authority-generated bond funds.

In addition, the authority is well into the process of delivering its strategic plan, which includes 16 properties comprising nearly 900 units expected to be delivered in Butte County between now and 2026. The work completes HACB's 1,168-unit disaster recover-funded effort, itself part of the community's generation of 3,062 units of regulated housing. In our view, through the material obstacles since 2018, HACB has prudently managed its finances, as evidenced by very strong and extremely strong debt and liquidity profiles, respectively, while serving the people of the county, including the permanently displaced populations as units are replaced and new developments come online.

We assess PHA's enterprise and financial risk profiles as strong and very strong, respectively. In our view, there is a moderate likelihood that the U.S. government would provide extraordinary support to PHA in the event of financial distress. These combined credit factors lead to an indicative stand-alone credit profile (SACP) of 'a+' and a final rating of 'A+'.

The ratings on HACB and its GO debt reflect our view of the authority's:

- Very strong enterprise risk profile, supported by our assessment of very strong market dependencies, specifically the overwhelming need and demand for affordable housing in Butte County, and low industry risk and social rent for HACB units that is less than 30% market rent for the area;
- Very strong debt profile based on an average and expected debt to EBITDA of more than 3.0x, and an adjusted EBITDA to interest higher than 2.5x based on audited 2023 and 2024, and year-to-date 2025 financials, plus forecast fiscal years 2026 and 2027 (the financial periods);
- Extremely strong liquidity assessment based on liquidity ratio of more than 10.0x based on estimated sources over uses in the next 12 months; and
- Strong management and governance assessment based on senior management's extensive experience and dedication to affordable housing in the county, supported by the authority's overall strategy and mission, board involvement and approval processes, and financial policies and risk management standards.

## **Environmental, social, and governance**

We analyzed environmental, social, and governance factors relative to HACB's industry risk, regulatory framework, market dependencies, management and governance, financial performance, and debt and liquidity profiles. We view HACB as having elevated environmental risks relative to the sector standard due to ongoing exposure to the threat of, and realized

impacts of, wildfires in the area. We view the authority's social and governance risks to be neutral in our credit analysis.

## Outlook

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

### Downside scenario

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

### Upside scenario

Conversely, should financial performance improve to where the authority's EBITDA-to-operating revenues ratio is consistently above 20% while other financial metrics and enterprise profile assessments remain the same or improve, we could take a positive rating action. We could also take positive rating action if the authority were to show increasing occupancy levels. A rating change on the U.S. or a change in our assessment of HACB's link to the U.S. government could result in a rating change for HACB consistent with our government-related entities criteria.

## Credit Opinion

### Enterprise Risk Profile

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

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

HACB's market position is strong, in our view, reflecting the balance of the authority's regulatory framework and systemic support with market dependencies and management and governance.

We have included a negative adjustment do to the number of units relative to peers, however, the demand for housing units, especially affordable housing units, far outpaces supply in the county historically and exponentially since the Camp Fire, keeping vacancies at practically zero across the portfolio, when excluding units turning over and offline for renovation and repair.

In our opinion, HACB maintains strong management and governance characteristics, based on our assessment of its strategic planning process; the consistency of strategy with operational capabilities and marketplace conditions; management's expertise, experience, and dedication to affordable housing; and the authority's financial policies and risk management standards. HACB's strategic plan and planning process is less frequent and less formalized than that of many PHA peers. The previous comprehensive strategic planning process was in 2024. The authority does, however, update HUD-required agency plans, which establish and track mission-consistent objectives and includes one- and five-year public housing modernization plans. In addition, management is typically conservative in its approach to stewardship of public property and funds and maintains significant liquidity to safeguard against federal funding and timing uncertainty, which we view as prudent. HACB maintains risk management standards and policies to limit operational, cyber, and fraud risks according to industry standards, using resources and best practices of peer PHAs for guidance.

## Financial Risk Profile

Our assessment of HACB's financial performance and debt profile uses a five-year average, including audited fiscal years 2023-2024, annualized fiscal 2025, and forecast fiscal years 2026 and 2027.

We consider HACB's financial performance to be vulnerable based on an adjusted EBITDA-to-adjusted operating revenue ratio that fluctuates near, but occasionally below, 10%, with the average for the fiscal years 2023 through 2027 of 12.6%. The authority's financial performance has improved from previous reviews where the ratio was below 5% and among the lowest of all rated peers. Financial performance strengthened as HUD operating subsidy revenue materially increased as well because HUD capital and other grant revenues have come in following the Camp Fire. Fiscal 2024 was particularly strong in terms of revenue and has helped push the average ratio higher.

We view the authority's debt profile as extremely strong based on a low debt to EBITDA, that in recent years has been below 10.0x and as low as 4.2x in fiscal 2024 because of higher EBITDA in that year. The authority also has a high EBITDA interest coverage generally above 5x, and as high as 8.63 in 2024 indicating prudent management of long-term obligations keeping only low interest debt on the books. We consider both the current and forecast debt of the primary government and the component units in our ratio analysis as the work done by the component units is integral to the overall mission of the authority. Even still, HACB's debt profile is lower risk and demonstrates lower leverage than most rated social housing providers.

We assess HACB's liquidity as extremely strong, with estimated sources of cash exceeding estimated uses of cash by more than 10.0x over the next 12 months, coupled with satisfactory access to external funding (see liquidity analysis table). HACB consistently had a liquidity ratio of near 4x, reflecting management's conservative approach to stewardship of public property and funds through safeguarding against uncertainty by maintaining significant liquid assets.

## Anchor, Overriding Factors, Caps, And Holistic Analysis

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

### Housing Authority of the County of Butte, California key rating factors

Factors	Characteristic
Industry risk	2 - Very strong
Market position -- Regulatory framework	2 - Very strong
Market position -- Market dependencies	3 - Strong
Management and governance	3 - Strong
Enterprise risk profile	2 - Very strong
Financial performance	5 - Vulnerable
Debt profile	1 - Extremely strong
Liquidity	1 - Extremely strong
Financial risk profile	3 - Strong

### Housing Authority of the County of Butte, California liquidity analysis

#### Sources of liquidity (\$)

Forecasted cash generated from continuing operations (if positive)	4,246,002
Cash reserves and liquid assets (adjusted to capture market value risk, where relevant)	7,332,436
Other cash inflows (such as dividends from joint ventures)	
Total sources of liquidity	11,578,438

#### Uses of liquidity (\$)

Forecasted cash generated from continuing operations (if negative)	
Forecast working capital outflows, if negative	221,462
Committed capital expenditures	-
Uncommitted capital expenditures	
All interest and principal payable on short- and long-term debt obligations coming due	887,682
Other cash outflows (such as investments in joint ventures)	
Total uses of liquidity	1,109,144
Liquidity ratio	10.44

#### Ratings List

##### Ratings Affirmed

##### Housing

Butte Cnty Hsg Auth, CA General Obligation	A+/Stable
Butte County Housing Authority CA Project Revenue & General Obligation	A+/Stable

The ratings appearing below the new issues represent an aggregation of debt issues (ASID) associated with related maturities. The maturities similarly reflect our opinion about the creditworthiness of the U.S. Public Finance obligor's legal pledge for payment of the financial obligation. Nevertheless, these maturities may have

different credit ratings than the rating presented next to the ASID depending on whether or not additional legal pledge(s) support the specific maturity's payment obligation, such as credit enhancement, as a result of defeasance, or other factors.

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September 12, 2025

MEMO

To: HACB Board of Commissioners

From: Angie Little, Rental Assistance Program Manager  
Juan Meza, Public Housing Manager  
Tamra Young, Deputy Executive Director

Subject: Agenda Item No. 5.1  
Utility Allowances:

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

The HACB has completed its annual review of Utility Allowances (UA's), used for administration of HACB's Public Housing, Section 8 and other rental assistance programs where tenant rent and utility obligations are considered. The 2025/2026 Utility Allowance review was completed under contract by Management Resource Group, Inc. (MRG) and US Housing Consultants LLC. MRG/USHC uses a blended methodology to develop the UA's, combining "engineering-based" and "consumption-based" approaches to arrive at conclusions. Utility Allowances must be reviewed annually, and must be adjusted if there is an increase or decrease of more than 10%.

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

The HCV area-wide study represents an overall average basic utility cost decrease of approximately 10% to 20%, which is quite substantial, due to the utility costs fluctuating combined with engineering/usage costs.

The Public Housing Utility Allowances overall are higher in comparison with last year's UA's due to the higher cost of utility rates this year. The only exception is the Winston Gardens property where the gas and electric charges are lower than they were last year again due to the



utility costs fluctuating combined with engineering/usage costs which resulted in lower UA's for the one (1) and two (2) bedroom rental units.

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

Following are the proposed Monthly Utility Allowances.

Gridley Farm Labor UA's are to be implemented after Board and USDA approval, as of October 1, 2025.

Tax Credit property UA's are to be implemented within ninety (90) days of Board approval.

***Recommended is a motion to adopt Utility Allowances as proposed for the upcoming 2025/2026-year, effective January 1, 2026 for the Public Housing program, and October 1, 2025 for the Section 8 HCV Program.***



August 26, 2025

Mr. Larry Guanzon  
Executive Director  
Housing Authority of the County of Butte  
2039 Forest Avenue  
Suite 10  
Chico, CA 95928

Re: Public Housing Program - 2026

Dear Mr. Guanzon,

Enclosed are the Housing Authority of the County of Butte's new utility allowance estimates for your Public Housing Program. The allowance estimates reflect current rate schedules and consumption for units in the various Public Housing developments.

If you have any questions upon review, please contact me.

Sincerely,

*Howard S. Fleisig*

Howard S. Fleisig,  
Senior Advisor, Asset Management

HSF/BB

Enclosure(s)

# **Public Housing Utility Allowance Estimates**



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

**July 2025**

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

**UTILITY ALLOWANCE ESTIMATES FOR THE  
PUBLIC HOUSING PROGRAM**

**FY 2026**

<b>CA 43-1A, Gridley</b>				
	Electricity	Natural Gas	Water/Sewer	Total
2 Bedroom	44.00	64.00	63.00	<b>\$ 167.00</b>
3 Bedroom	48.00	75.00	64.00	<b>\$ 187.00</b>
4 Bedroom	52.00	90.00	66.00	<b>\$ 208.00</b>

<b>CA 43-1B, Gridley</b>				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom ADA	54.00	36.00	62.00	<b>\$ 152.00</b>
2 Bedroom	44.00	64.00	63.00	<b>\$ 167.00</b>
3 Bedroom	48.00	75.00	64.00	<b>\$ 187.00</b>
4 Bedroom	52.00	90.00	66.00	<b>\$ 208.00</b>
5 Bedroom	57.00	102.00	67.00	<b>\$ 226.00</b>

<b>CA 43-2A, Biggs</b>				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom ADA	59.00	36.00	132.00	<b>\$ 227.00</b>
2 Bedroom	47.00	64.00	132.00	<b>\$ 243.00</b>
3 Bedroom	52.00	75.00	132.00	<b>\$ 259.00</b>
4 Bedroom	59.00	90.00	132.00	<b>\$ 281.00</b>

<b>CA 43-2B, Biggs</b>				
	Electricity	Natural Gas	Water/Sewer	Total
2 Bedroom	47.00	64.00	132.00	<b>\$ 243.00</b>
3 Bedroom	52.00	75.00	132.00	<b>\$ 259.00</b>

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

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

**UTILITY ALLOWANCE ESTIMATES FOR THE  
PUBLIC HOUSING PROGRAM**

**FY 2026**

<b>CA 43-3, Chico</b>				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom	53.00	51.00	59.00	<b>\$ 163.00</b>
2 Bedroom	56.00	62.00	62.00	<b>\$ 180.00</b>
3 Bedroom	62.00	73.00	64.00	<b>\$ 199.00</b>
4 Bedroom	68.00	87.00	67.00	<b>\$ 222.00</b>

<b>CA 43-3, Chico - ADA</b>				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom	70.00	35.00	59.00	<b>\$ 164.00</b>
2 Bedroom	80.00	43.00	62.00	<b>\$ 185.00</b>
3 Bedroom	89.00	51.00	64.00	<b>\$ 204.00</b>

<b>CA 43-4, Gridley</b>				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom	42.00	52.00	62.00	<b>\$ 156.00</b>
2 Bedroom	44.00	64.00	63.00	<b>\$ 171.00</b>
3 Bedroom	48.00	75.00	64.00	<b>\$ 187.00</b>
4 Bedroom	52.00	93.00	66.00	<b>\$ 208.00</b>

<b>CA 43-10, Winston Gardens</b>			
	Electricity	Natural Gas	Total
1 Bedroom	109.00	30.00	<b>\$ 129.00</b>
2 Bedroom	129.00	37.00	<b>\$ 166.00</b>

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

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

**UTILITY ALLOWANCE ESTIMATES FOR THE  
PUBLIC HOUSING PROGRAM**

**FY 2026**

<b>CA 43-13, Rhodes Terrace and Shelton Oaks</b>				
	<b>Electricity</b>	<b>Natural Gas</b>	<b>Water/Sewer</b>	<b>Total</b>
2 Bedroom	54.00	55.00	62.00	<b>\$ 171.00</b>
3 Bedroom	60.00	64.00	64.00	<b>\$ 188.00</b>

<b>CA 43-14, Oroville</b>				
	<b>Electricity</b>	<b>Natural Gas</b>	<b>Water/Sewer</b>	<b>Total</b>
3 Bedroom	62.00	69.00	41.00	<b>\$ 172.00</b>

<b>CA 43-15, Oroville</b>				
	<b>Electricity</b>	<b>Natural Gas</b>	<b>Water/Sewer</b>	<b>Total</b>
3 Bedroom	61.00	65.00	45.00	<b>\$ 171.00</b>

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



August 26, 2025

Mr. Larry Guanzon  
Executive Director  
Housing Authority of the County of Butte  
2039 Forest Avenue  
Suite 10  
Chico, CA 95928

Re: Butte County Section 8 Housing Choice Voucher - 2026

Dear Mr. Guanzon,

Enclosed are the Housing Authority of the County of Butte's new utility allowance estimates. The allowance estimates reflect current rate schedules and consumption for units in the Butte County Section 8 Housing Choice Voucher Program.

If you have any questions upon review, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Howard S. Fleisig".

Howard S. Fleisig,  
Senior Advisor, Asset Management

HSF/BB

Enclosure(s)



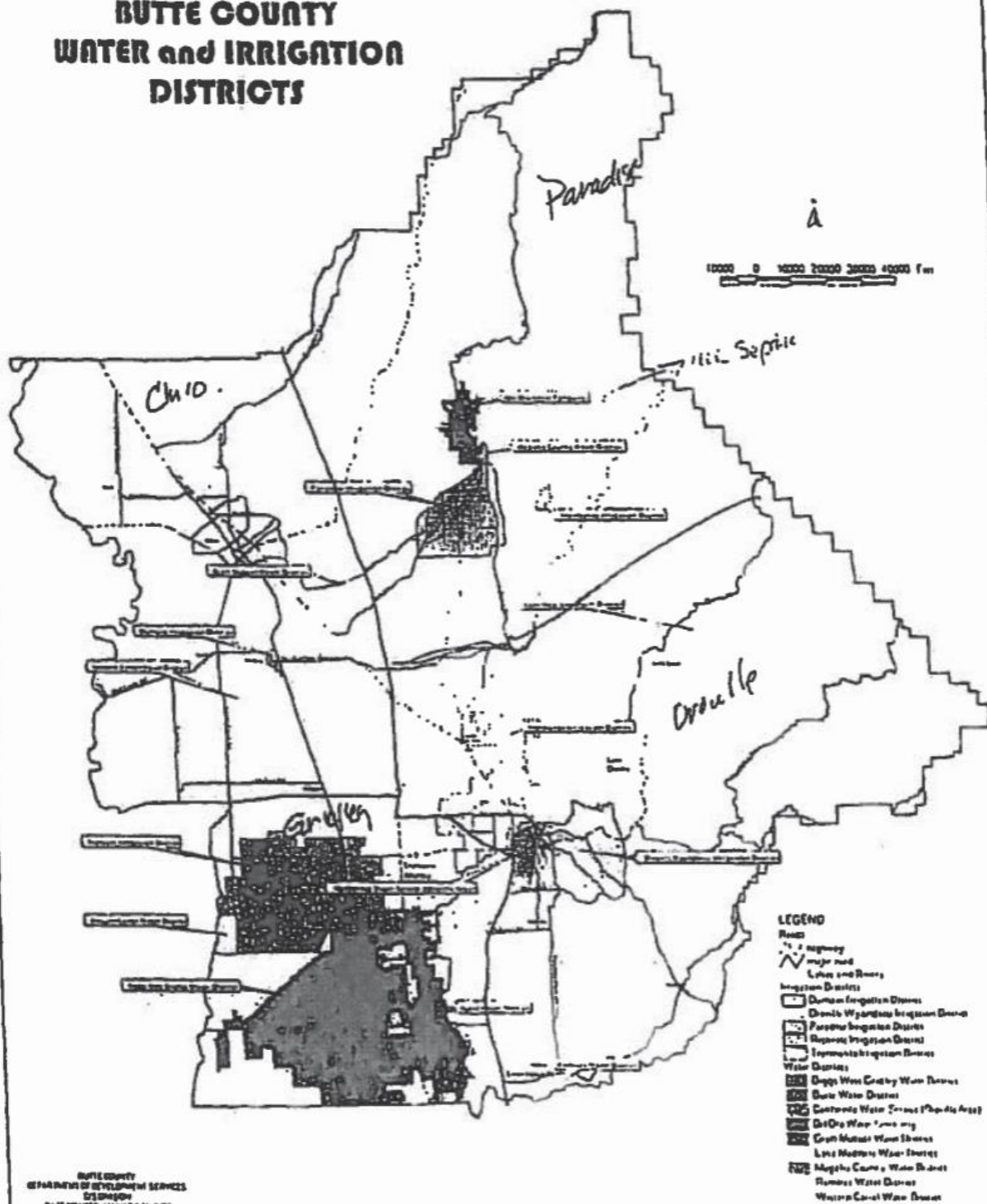
# Butte County Section 8 Housing Choice Voucher Program Utility Allowance Estimates



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

July 2025

# BUTTE COUNTY WATER and IRRIGATION DISTRICTS



## **Chico Water Area**

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

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

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

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

Locality/PHA Housing Authority of the County of Butte Chico Water Area			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	25	31	38	47	55	59
	Bottled Gas	50	63	75	95	111	120
	Electric	36	40	51	59	68	78
	Electric - Heat Pump	31	34	44	50	57	66
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	10	11	12	13	14	15
	Electric	16	19	21	24	27	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	18	20	27	31	36	41
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	Chico	28	29	30	30	34	38
Sewer	Chico	31	31	34	36	40	42
Trash Collection - Recology		42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance	
					Heating	\$	
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
Number of Bedrooms					Sewer		
					Trash Collection		
					Other		
Range/Microwave							
					Refrigerator		
					<b>Total</b>	\$	

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. 04/30/2026)  
Office of Public and Indian Housing

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

Locality/PHA			Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Chico Water Area			Manufactured/Mobile Home				10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	23	29	35	44	51	55	
	Bottled Gas	46	58	70	89	103	112	
	Electric	34	37	48	55	63	72	
	Electric - Heat Pump	31	34	44	50	57	66	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		42	54	64	78	92	108	
Air Conditioning	Refrigerated Air	16	19	25	29	34	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	28	29	41	54	67	78	
	Electric - Heat Pump	21	22	31	41	50	59	
	Fuel Oil	-	-	-	-	-	-	
Water	Chico	28	29	30	30	34	38	
Sewer	Chico	31	31	34	36	40	42	
Trash Collection - Recology		42	42	42	42	42	42	
Other - specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance		
					Heating	\$		
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Number of Bedrooms					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total	\$		

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Chico Water Area		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	20	26	32	39	46	50
	Bottled Gas	42	53	63	81	94	102
	Electric	30	34	43	50	57	66
	Electric - Heat Pump	26	29	37	42	48	56
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	15	17	23	27	31	35
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	Chico	28	29	30	30	34	38
Sewer	Chico	31	31	34	36	40	42
Trash Collection - Recology		42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					<b>Total</b>		



# Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Chico Water Area		Flat/Garden/High Rise Apt				10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	19	24	30	37	43	47
	Bottled Gas	39	50	60	76	88	96
	Electric	29	32	41	47	54	62
	Electric - Heat Pump	24	27	34	40	46	52
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	14	16	22	25	29	33
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	Chico	28	29	30	30	34	38
Sewer	Chico	31	31	34	36	40	42
Trash Collection - Recology		42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

## **Durham Water Area**

# Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

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

Locality/PHA			Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Durham Irrigation District			Single Family				10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	25	31	38	47	55	59	
	Bottled Gas	50	63	75	95	111	120	
	Electric	36	40	51	59	68	78	
	Electric - Heat Pump	31	34	44	50	57	66	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		42	54	64	78	92	108	
Air Conditioning	Refrigerated Air	18	20	27	31	36	41	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	28	29	41	54	67	78	
	Electric - Heat Pump	21	22	31	41	50	59	
	Fuel Oil	-	-	-	-	-	-	
Water	Durham	23	23	24	25	26	27	
Sewer	Chico	30	30	33	35	38	40	
Trash Collection - Recology		42	42	42	42	42	42	
Other - specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Unit Address					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA			Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Durham Irrigation District			Manufactured/Mobile Home				10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	23	29	35	44	51	55	
	Bottled Gas	46	58	70	89	103	112	
	Electric	34	37	48	55	63	72	
	Electric - Heat Pump	31	34	44	50	57	66	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		42	54	64	78	92	108	
Air Conditioning	Refrigerated Air	16	19	25	29	34	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	28	29	41	54	67	78	
	Electric - Heat Pump	21	22	31	41	50	59	
	Fuel Oil	-	-	-	-	-	-	
Water	Durham	23	23	24	25	26	27	
Sewer	Chico	30	30	33	35	38	40	
Trash Collection - Recology		42	42	42	42	42	42	
Other - specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance		
					Heating	\$		
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					<b>Total</b>	<b>\$</b>		

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

U. S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Durham Irrigation District		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	20	26	32	39	46	50
	Bottled Gas	42	53	63	81	94	102
	Electric	30	34	43	50	57	66
	Electric - Heat Pump	26	29	37	42	48	56
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	15	17	23	27	31	35
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	Durham	23	23	24	25	26	27
Sewer	Chico	30	30	33	35	38	40
Trash Collection - Recology		42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance	
					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Range/Microwave							
					Refrigerator		
					<b>Total</b>		

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

U. S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
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Office of Public and Indian Housing

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

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Durham Irrigation District		Flat/Garden/High Rise Apt				10/01/2025	
<b>Utility or Service</b>	<b>Fuel Type</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Heating	Natural Gas	19	24	30	37	43	47
	Bottled Gas	39	50	60	76	88	96
	Electric	29	32	41	47	54	62
	Electric - Heat Pump	24	27	34	40	46	52
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	14	16	22	25	29	33
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	Durham	23	23	24	25	26	27
Sewer	Chico	30	30	33	35	38	40
Trash Collection - Recology		42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					<b>Total</b>		



## **Oroville Water Area**

# Utility Allowances Schedule

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

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Oroville Water Area		Single Family					10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	25	31	38	47	55	59	
	Bottled Gas	50	63	75	95	111	120	
	Electric	36	40	51	59	68	78	
	Electric - Heat Pump	31	34	44	50	57	66	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		42	54	64	78	92	108	
Air Conditioning	Refrigerated Air	18	20	27	31	36	41	
	E vaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	28	29	41	54	67	78	
	Electric - Heat Pump	21	22	31	41	50	59	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	42	42	43	45	51	55	
	Thermalito	43	43	45	46	49	50	
Sewer	Oroville	57	57	57	57	57	57	
	Thermalito	57	57	57	57	57	57	
Trash Collection - Recology		42	42	42	42	42	42	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
<b>Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.</b> Head of Household Name  Unit Address  Number of Bedrooms					Utility/Service/Appliance	Allowance		
					Heating	\$		
					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Range/Microwave								
Refrigerator								
					<b>Total</b>	<b>\$</b>		

# Utility Allowances Schedule

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)
Housing Authority of the County of Butte Oroville Water Area		Manufactured/Mobile Home					10/01/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	23	29	35	44	51	55
	Bottled Gas	46	58	70	89	103	112
	Electric	34	37	48	55	63	72
	Electric - Heat Pump	31	34	44	50	57	66
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	10	11	12	13	14	15
	Electric	16	19	21	24	27	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	16	19	25	29	34	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	Oroville	42	42	43	45	51	55
	Thermalito	43	43	45	46	49	50
Sewer	Oroville	57	57	57	57	57	57
	Thermalito	57	57	57	57	57	57
Trash Collection - Recology		42	42	42	42	42	42
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
<b>Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.</b> Head of Household Name _____  Unit Address _____  Number of Bedrooms _____					Utility/Service/Appliance	Allowance	
					Heating	\$	
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
<b>Total</b>					\$		

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

Locality/PHA Housing Authority of the County of Butte Oroville Water Area		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	20	26	32	39	46	50
	Bottled Gas	42	53	63	81	94	102
	Electric	30	34	43	50	57	66
	Electric - Heat Pump	26	29	37	42	48	56
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	15	17	23	27	31	35
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	Oroville	42	42	43	45	51	55
	Thermalito	43	43	45	46	49	50
Sewer	Oroville	57	57	57	57	57	57
	Thermalito	57	57	57	57	57	57
Trash Collection - Recology		42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance	
					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Oroville Water Area		Flat/Garden/High Rise Apt					10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	19	24	30	37	43	47	
	Bottled Gas	39	50	60	76	88	96	
	Electric	29	32	41	47	54	62	
	Electric - Heat Pump	24	27	34	40	46	52	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	18	21	23	26	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		42	54	64	78	92	108	
Air Conditioning	Refrigerated Air	14	16	22	25	29	33	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	28	29	41	54	67	78	
	Electric - Heat Pump	21	22	31	41	50	59	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	42	42	43	45	51	55	
	Thermalito	43	43	45	46	49	50	
Sewer	Oroville	57	57	57	57	57	57	
	Thermalito	57	57	57	57	57	57	
Trash Collection - Recology		42	42	42	42	42	42	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

## **Gridley Water Area**



# Utility Allowances Schedule

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

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

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)
Housing Authority of the County of Butte Gridley Water District		Single Family					10/01/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	25	31	38	47	55	59
	Bottled Gas	50	63	75	95	111	120
	Electric	32	36	45	52	60	69
	Electric - Heat Pump	27	30	39	44	51	59
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	10	11	12	13	14	15
	Electric - Gridley	14	17	19	21	24	26
	Fuel Oil	-	-	-	-	-	-
Other Electric		37	48	57	69	81	96
Air Conditioning	Refrigerated Air	16	18	24	28	32	37
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	25	26	36	48	59	69
	Electric - Heat Pump	19	20	27	36	45	52
	Fuel Oil	-	-	-	-	-	-
Water	Gridley	27	27	29	30	32	34
Sewer	Gridley	40	40	40	40	40	40
Trash Collection - Gridley		42	42	42	42	42	42
Other - specify Customer Charge	Electric	13	13	13	13	13	13
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		\$
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		\$

# Utility Allowances Schedule

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Office of Public and Indian Housing

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)
Housing Authority of the County of Butte Gridley Water District		Manufactured/Mobile Home					10/01/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	23	29	35	44	51	55
	Bottled Gas	46	58	70	89	103	112
	Electric	30	33	42	49	56	64
	Electric - Heat Pump	27	30	39	44	51	59
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	10	11	12	13	14	15
	Electric-Gridley	14	17	19	21	24	26
	Fuel Oil	-	-	-	-	-	-
Other Electric		37	48	57	69	81	96
Air Conditioning	Refrigerated Air	15	17	23	26	30	34
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	25	26	36	48	59	69
	Electric - Heat Pump	19	20	27	36	45	52
	Fuel Oil	-	-	-	-	-	-
Water	Gridley	27	27	29	30	32	34
Sewer	Gridley	40	40	40	40	40	40
Trash Collection - Gridley		42	42	42	42	42	42
Other -specify Customer Charge	Electric	13	13	13	13	13	13
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance		Allowance
					Heating		\$
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Other		
					Range/Microwave		
					Refrigerator		
					Total		\$

# Utility Allowances Schedule

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Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Gridley Water District		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	20	26	32	39	46	50
	Bottled Gas	42	53	63	81	94	102
	Electric	27	30	38	44	51	58
	Electric - Heat Pump	23	25	32	37	43	49
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric - Gridley	14	16	19	21	23	25
	Fuel Oil	-	-	-	-	-	-
Other Electric		37	48	57	69	81	96
Air Conditioning	Refrigerated Air	13	16	21	24	27	31
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	25	26	36	48	59	69
	Electric - Heat Pump	19	20	27	36	45	52
	Fuel Oil	-	-	-	-	-	-
Water	Gridley	27	27	29	30	32	34
Sewer	Gridley	40	40	40	40	40	40
Trash Collection - Gridley		42	42	42	42	42	42
Other - specify Customer Charge	Electric	13	13	13	13	13	13
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					<b>Total</b>		

**Utility Allowances Schedule**  
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Office of Public and Indian Housing

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Gridley Water District		Flat/Garden/High Rise Apt					10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	19	24	30	37	43	47	
	Bottled Gas	39	50	60	76	88	96	
	Electric	25	28	36	41	48	55	
	Electric - Heat Pump	22	24	31	35	40	46	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	10	11	12	13	14	15	
	Electric - Gridley	14	16	19	21	23	25	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		37	48	57	69	81	96	
Air Conditioning	Refrigerated Air	13	15	19	22	26	29	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	25	26	36	48	59	69	
	Electric - Heat Pump	19	20	27	36	45	52	
	Fuel Oil	-	-	-	-	-	-	
Water	Gridley	27	27	29	30	32	34	
Sewer	Gridley	40	40	40	40	40	40	
Trash Collection - Gridley		42	42	42	42	42	42	
Other - specify Customer Charge	Electric	13	13	13	13	13	13	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

## **Biggs Water Area**

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

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

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

Locality/PHA Housing Authority of the County of Butte Biggs Water Area			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	25	31	38	47	55	59	
	Bottled Gas	50	63	75	95	111	120	
	Electric	32	35	45	51	59	67	
	Electric - Heat Pump	27	30	38	44	50	57	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	14	16	19	21	23	25	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	47	56	68	80	94	
Air Conditioning	Refrigerated Air	15	18	24	27	31	36	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	25	26	35	47	58	68	
	Electric - Heat Pump	19	19	27	35	44	51	
	Fuel Oil	-	-	-	-	-	-	
Water	Biggs	51	51	51	51	51	51	
Sewer	Biggs	81	81	81	81	81	81	
Trash Collection		42	42	42	42	42	42	
Other - specify Customer Charge	Electric	8	8	8	8	8	8	
	Natural Gas	4	4	4	4	4	4	
Range/Micro wave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance		Allowance	
					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Number of Bedrooms					Sewer			
					Trash Collection			
					Other			
Range/Microwave								
					Refrigerator			
					Total		\$	

# Utility Allowances Schedule

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)
Housing Authority of the County of Butte Biggs Water Area		Manufactured/Mobile Home					10/01/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	23	29	35	44	51	55
	Bottled Gas	46	58	70	89	103	112
	Electric	29	33	41	48	55	63
	Electric - Heat Pump	27	30	38	44	50	57
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	10	11	12	13	14	15
	Electric	14	16	19	21	23	25
	Fuel Oil	-	-	-	-	-	-
Other Electric		36	47	56	68	80	94
Air Conditioning	Refrigerated Air	15	18	24	27	31	36
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	25	26	35	47	58	68
	Electric - Heat Pump	19	19	27	35	44	51
	Fuel Oil	-	-	-	-	-	-
Water	Biggs	51	51	51	51	51	51
Sewer	Biggs	81	81	81	81	81	81
Trash Collection		42	42	42	42	42	42
Other - specify Customer Charge	Electric	8	8	8	8	8	8
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance	
					Heating	\$	
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
Number of Bedrooms					Sewer		
					Trash Collection		
					Other		
Range/Microwave					Refrigerator		
					Total	\$	



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

Locality/PHA Housing Authority of the County of Butte Biggs Water Area		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	20	26	32	39	46	50
	Bottled Gas	42	53	63	81	94	102
	Electric	26	29	37	43	49	57
	Electric - Heat Pump	22	25	32	37	42	48
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	14	16	18	20	23	25
	Fuel Oil	-	-	-	-	-	-
Other Electric		36	47	56	68	80	94
Air Conditioning	Refrigerated Air	15	18	24	27	31	36
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	25	26	35	47	58	68
	Electric - Heat Pump	19	19	27	35	44	51
	Fuel Oil	-	-	-	-	-	-
Water	Biggs	51	51	51	51	51	51
Sewer	Biggs	81	81	81	81	81	81
Trash Collection		42	42	42	42	42	42
Other -specify Customer Charge	Electric	8	8	8	8	8	8
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Houshold Name					Utility/Service/Appliance	Allowance	
					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
Number of Bedrooms					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		

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

Locality/PHA Housing Authority of the County of Butte Biggs Water Area		Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	19	24	30	37	43	47
	Bottled Gas	39	50	60	76	88	96
	Electric	25	28	35	41	47	54
	Electric - Heat Pump	21	23	30	34	40	46
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	14	16	18	20	23	25
	Fuel Oil	-	-	-	-	-	-
Other Electric		36	47	56	68	80	94
Air Conditioning	Refrigerated Air	15	18	24	27	31	36
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	25	26	35	47	58	68
	Electric - Heat Pump	19	19	27	35	44	51
	Fuel Oil	-	-	-	-	-	-
Water	Biggs	51	51	51	51	51	51
Sewer	Biggs	81	81	81	81	81	81
Trash Collection		42	42	42	42	42	42
Other - specify Customer Charge	Electric	8	8	8	8	8	8
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance	
					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Range/Microwave							
					Refrigerator		
					<b>Total</b>		

## **Magalia Water Area**

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

Locality/PHA			Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Magalia Water Area			Single Family				10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	25	31	38	47	55	59	
	Bottled Gas	50	63	75	95	111	120	
	Electric	36	40	51	59	68	78	
	Electric - Heat Pump	31	34	44	50	57	66	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		42	54	64	78	92	108	
Air Conditioning	Refrigerated Air	18	20	27	31	36	41	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	28	29	41	54	67	78	
	Electric - Heat Pump	21	22	31	41	50	59	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	46	47	50	53	57	60	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		42	42	42	42	42	42	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

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

Locality/PHA			Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Magalia Water Area			Manufactured/Mobile Home				10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	23	29	35	44	51	55	
	Bottled Gas	46	58	70	89	103	112	
	Electric	34	37	48	55	63	72	
	Electric - Heat Pump	31	34	44	50	57	66	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		42	54	64	78	92	108	
Air Conditioning	Refrigerated Air	16	19	25	29	34	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	28	29	41	54	67	78	
	Electric - Heat Pump	21	22	31	41	50	59	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	46	47	50	53	57	60	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		42	42	42	42	42	42	
Other - specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance		
					Heating	\$		
Unit Address					Cooking			
					Other Electric			
Number of Bedrooms					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
Range/Microwave					Other			
					Refrigerator			
					Total	\$		

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

Locality/PHA Housing Authority of the County of Butte Magalia Water Area		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	20	26	32	39	46	50
	Bottled Gas	42	53	63	81	94	102
	Electric	30	34	43	50	57	66
	Electric - Heat Pump	26	29	37	42	48	56
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	15	17	23	27	31	35
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	Paradise	46	47	50	53	57	60
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection - NRWS		42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					<b>Total</b>		

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

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt				10/01/2025	
Magalia Water Area							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	19	24	30	37	43	47
	Bottled Gas	39	50	60	76	88	96
	Electric	29	32	41	47	54	62
	Electric - Heat Pump	24	27	34	40	46	52
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	14	16	22	25	29	33
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	Paradise	46	47	50	53	57	60
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection - NRWS		42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



## **Paradise Water Area**

# Utility Allowances Schedule

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Paradise Water Area		Single Family					10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	25	31	38	47	55	59	
	Bottled Gas	50	63	75	95	111	120	
	Electric	36	40	51	59	68	78	
	Electric - Heat Pump	31	34	44	50	57	66	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		42	54	64	78	92	108	
Air Conditioning	Refrigerated Air	18	20	27	31	36	41	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	28	29	41	54	67	78	
	Electric - Heat Pump	21	22	31	41	50	59	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	49	50	61	70	83	91	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		39	39	39	39	39	39	
Other - specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
<b>Actual Family Allowances</b> - May be used by the family to compute allowance while searching for a unit. Head of Household Name _____  Unit Address _____  Number of Bedrooms _____					Utility/Service/Appliance	Allowance		
					Heating	\$		
					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Refrigerator								
<b>Total</b>		\$						

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

Locality/PHA Housing Authority of the County of Butte Paradise Water Area		Unit Type Manufactured/Mobile Home				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	23	29	35	44	51	55
	Bottled Gas	46	58	70	89	103	112
	Electric	34	37	48	55	63	72
	Electric - Heat Pump	31	34	44	50	57	66
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	10	11	12	13	14	15
	Electric	16	19	21	24	27	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	16	19	25	29	34	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	Paradise	49	50	61	70	83	91
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection - NRWS		39	39	39	39	39	39
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance		Allowance
					Heating		\$
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		\$

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

Locality/PHA Housing Authority of the County of Butte Paradise Water Area		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	20	26	32	39	46	50
	Bottled Gas	42	53	63	81	94	102
	Electric	30	34	43	50	57	66
	Electric - Heat Pump	26	29	37	42	48	56
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	15	17	23	27	31	35
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	Paradise	49	50	61	70	83	91
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection - NRWS		39	39	39	39	39	39
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance		Allowance
					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Range/Microwave					Refrigerator		
					Total		

# Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt				10/01/2025	
Paradise Water Area							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	19	24	30	37	43	47
	Bottled Gas	39	50	60	76	88	96
	Electric	29	32	41	47	54	62
	Electric - Heat Pump	24	27	34	40	46	52
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	14	16	22	25	29	33
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	Paradise	49	50	61	70	83	91
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection - NRWS		39	39	39	39	39	39
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



August 26, 2025

Mr. Larry Guanzon  
Executive Director  
Housing Authority of the County of Butte  
2039 Forest Avenue  
Suite 10  
Chico, CA 95928

Re: Area Wide High Efficiency - 2026

Dear Mr. Guanzon,

Enclosed are the Housing Authority of the County of Butte's new high efficiency utility allowance estimates. The allowance estimates reflect current rate schedules and consumption for units in Butte and Glenn Counties.

We assumed ultra-high-efficiency HVAC systems, low-E glass with sub .50 U-values, tankless water heaters, Energy Star appliances, and LED lighting. Water/sewer allowances assumed 1.28 gpf toilets, 1.5 gpm showerheads, and low-flow aerators on all sinks and faucets.

If you have any questions upon review, please contact me.

Sincerely,

*Howard S. Fleisig*

Howard S. Fleisig,  
Senior Advisor, Asset Management

HSF/BB

Enclosure(s)

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

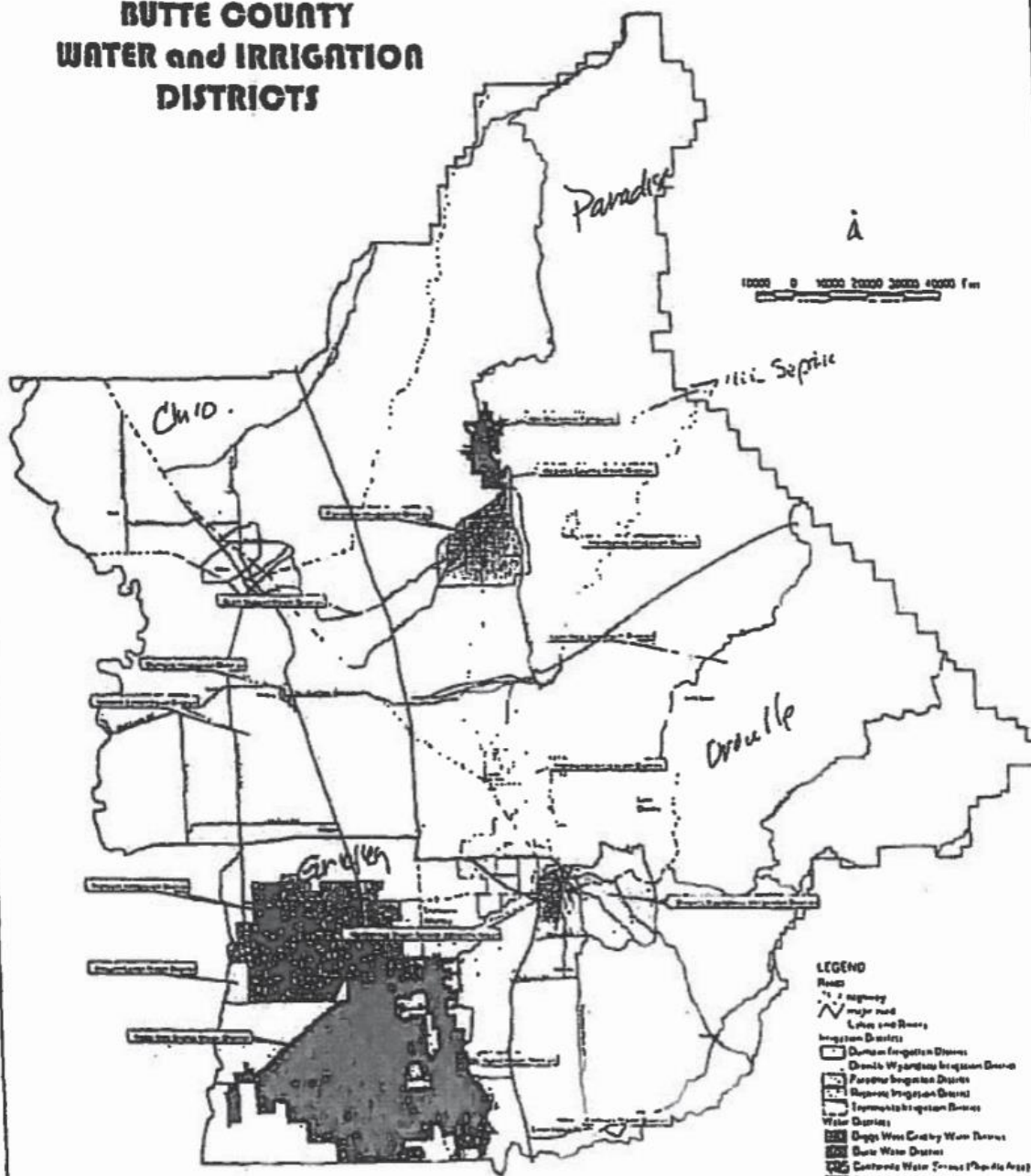


Prepared for the  
Housing Authority  
of the County of Butte  
Chico, California

July 2025



# BUTTE COUNTY WATER and IRRIGATION DISTRICTS



BUTTE COUNTY  
DEPARTMENT OF DEVELOPMENT SERVICES  
CHICO, CALIF.  
DATE PRINTED: MARCH 11, 1982

**Butte County**  
Biggs Water Area

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

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

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

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

Locality/PHA			Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte			Single Family				10/01/2025	
Biggs Water Area - High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	18	22	26	28	
	Bottled Gas	22	26	36	44	52	55	
	Electric	26	31	43	52	59	64	
	Electric - Heat Pump	22	27	37	44	50	55	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	14	17	19	21	24	26	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		27	29	36	40	48	54	
Air Conditioning	Refrigerated Air	14	17	23	27	32	34	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	15	17	26	31	37	43	
	Electric - Heat Pump	11	13	20	23	28	32	
	Fuel Oil	-	-	-	-	-	-	
Water	Biggs	51	51	51	51	51	51	
Sewer	Biggs	81	81	81	81	81	81	
Trash - Biggs		42	42	42	42	42	42	
Other - specify Customer Charge	Electric	8	8	8	8	8	8	
	Natural Gas	4	4	4	4	4	4	
Range		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

# Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. 04/30/2026)  
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Biggs Water Area - High Efficiency Allowances			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	20	24	34	41	48	51	
	Electric	24	29	40	48	55	60	
	Electric - Heat Pump	22	27	37	44	50	55	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	14	17	19	21	24	26	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		27	29	36	40	48	54	
Air Conditioning	Refrigerated Air	14	17	23	27	32	34	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	15	17	26	31	37	43	
	Electric - Heat Pump	11	13	20	23	28	32	
	Fuel Oil	-	-	-	-	-	-	
Water	Biggs	51	51	51	51	51	51	
Sewer	Biggs	81	81	81	81	81	81	
Trash - Biggs		42	42	42	42	42	42	
Other - specify Customer Charge	Electric	8	8	8	8	8	8	
	Natural Gas	4	4	4	4	4	4	
Range		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
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Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Biggs Water Area - High Efficiency Allowances		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	14	15	18	22	23
	Bottled Gas	18	22	30	37	44	46
	Electric	22	26	36	43	50	54
	Electric - Heat Pump	19	22	31	37	42	46
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	14	16	19	21	23	25
	Fuel Oil	-	-	-	-	-	-
Other Electric		27	29	36	40	48	54
Air Conditioning	Refrigerated Air	14	17	23	27	32	34
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	15	17	26	31	37	43
	Electric - Heat Pump	11	13	20	23	28	32
	Fuel Oil	-	-	-	-	-	-
Water	Biggs	51	51	51	51	51	51
Sewer	Biggs	81	81	81	81	81	81
Trash - Biggs		42	42	42	42	42	42
Other - specify Customer Charge	Electric	8	8	8	8	8	8
	Natural Gas	4	4	4	4	4	4
Range		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

# Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
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Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Biggs Water Area - High Efficiency Allowances		Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	13	14	17	21	22
	Bottled Gas	17	20	29	34	41	43
	Electric	21	25	34	41	47	51
	Electric - Heat Pump	18	21	29	35	40	43
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	14	16	19	21	23	25
	Fuel Oil	-	-	-	-	-	-
Other Electric		27	29	36	40	48	54
Air Conditioning	Refrigerated Air	14	17	23	27	32	34
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	15	17	26	31	37	43
	Electric - Heat Pump	11	13	20	23	28	32
	Fuel Oil	-	-	-	-	-	-
Water	Biggs	51	51	51	51	51	51
Sewer	Biggs	81	81	81	81	81	81
Trash - Biggs		42	42	42	42	42	42
Other - specify Customer Charge	Electric	8	8	8	8	8	8
	Natural Gas	4	4	4	4	4	4
Range		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

**Butte County**  
Chico Water Area



# Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

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

Locality/PHA Housing Authority of the County of Butte Chico Water Area--High Efficiency Allowances			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	18	22	26	28	
	Bottled Gas	22	26	36	44	52	55	
	Electric	30	35	49	58	67	73	
	Electric - Heat Pump	25	30	41	49	57	62	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	Chico	28	28	29	29	30	31	
Sewer	Chico	31	31	33	34	36	38	
Trash - Recology		42	42	42	42	42	42	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

U. S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
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Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Chico Water Area--High Efficiency Allowances			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	20	24	34	41	48	51	
	Electric	28	33	45	54	62	68	
	Electric - Heat Pump	25	30	41	49	57	62	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	Chico	28	28	29	29	30	31	
Sewer	Chico	31	31	33	34	36	38	
Trash - Recology		42	42	42	42	42	42	
Other - specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance		
					Heating	\$		
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					<b>Total</b>	<b>\$</b>		

# Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
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Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Chico Water Area--High Efficiency Allowances		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	14	15	18	22	23
	Bottled Gas	18	22	30	37	44	46
	Electric	25	29	41	49	56	61
	Electric - Heat Pump	21	25	35	42	48	52
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		30	33	40	45	54	60
Air Conditioning	Refrigerated Air	16	19	26	31	36	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	17	19	30	35	42	48
	Electric - Heat Pump	13	14	22	26	31	36
	Fuel Oil	-	-	-	-	-	-
Water	Chico	28	28	29	29	30	31
Sewer	Chico	31	31	33	34	36	38
Trash - Recology		42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Houshold Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					<b>Total</b>		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

# Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. 04/30/2026)  
Office of Public and Indian Housing

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

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt				10/01/2025	
Chico Water Area--High Efficiency Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	13	14	17	21	22
	Bottled Gas	17	20	29	34	41	43
	Electric	23	28	39	46	53	58
	Electric - Heat Pump	20	24	33	39	45	49
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		30	33	40	45	54	60
Air Conditioning	Refrigerated Air	16	19	26	31	36	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	17	19	30	35	42	48
	Electric - Heat Pump	13	14	22	26	31	36
	Fuel Oil	-	-	-	-	-	-
Water	Chico	28	28	29	29	30	31
Sewer	Chico	31	31	33	34	36	38
Trash - Recology		42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

**Butte County**  
Durham Water Area

# Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Single Family					10/01/2025	
Durham Irrigation District-High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	18	22	26	28	
	Bottled Gas	22	26	36	44	52	55	
	Electric	30	35	49	58	67	73	
	Electric - Heat Pump	25	30	41	49	57	62	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	Durham	23	23	23	24	25	25	
Sewer	Chico	29	29	31	32	34	36	
Trash - Recology		42	42	42	42	42	42	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Unit Address					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
Number of Bedrooms					Total		\$	

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Durham Irrigation District-High Efficiency Allowances		Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	11	15	17	21	25	26
	Bottled Gas	20	24	34	41	48	51
	Electric	28	33	45	54	62	68
	Electric - Heat Pump	25	30	41	49	57	62
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	10	11	12	13	14	15
	Electric	16	19	21	24	27	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		30	33	40	45	54	60
Air Conditioning	Refrigerated Air	16	19	26	31	36	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	17	19	30	35	42	48
	Electric - Heat Pump	13	14	22	26	31	36
	Fuel Oil	-	-	-	-	-	-
Water	Durham	23	23	23	24	25	25
Sewer	Chico	29	29	31	32	34	36
Trash - Recology		42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance	
					Heating	\$	
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
Number of Bedrooms					Sewer		
					Trash Collection		
					Other		
Range/Microwave							
					Refrigerator		
					Total	\$	



**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Durham Irrigation District-High Efficiency Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	14	15	18	22	23
	Bottled Gas	18	22	30	37	44	46
	Electric	25	29	41	49	56	61
	Electric - Heat Pump	21	25	35	42	48	52
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		30	33	40	45	54	60
Air Conditioning	Refrigerated Air	16	19	26	31	36	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	17	19	30	35	42	48
	Electric - Heat Pump	13	14	22	26	31	36
	Fuel Oil	-	-	-	-	-	-
Water	Durham	23	23	23	24	25	25
Sewer	Chico	29	29	31	32	34	36
Trash - Recology		42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Houshold Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt				10/01/2025	
Durham Irrigation District--High Efficiency Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	13	14	17	21	22
	Bottled Gas	17	20	29	34	41	43
	Electric	23	28	39	46	53	58
	Electric - Heat Pump	20	24	33	39	45	49
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		30	33	40	45	54	60
Air Conditioning	Refrigerated Air	16	19	26	31	36	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	17	19	30	35	42	48
	Electric - Heat Pump	13	14	22	26	31	36
	Fuel Oil	-	-	-	-	-	-
Water	Durham	23	23	23	24	25	25
Sewer	Chico	29	29	31	32	34	36
Trash - Recology		42	42	42	42	42	42
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Houshold Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					<b>Total</b>		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

**Butte County**  
Gridley Water Area

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

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

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

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

Locality/PHA Housing Authority of the County of Butte Gridley Water Area--High Efficiency Allowances			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	18	22	26	28	
	Bottled Gas	22	26	36	44	52	55	
	Electric	26	31	43	52	59	64	
	Electric - Heat Pump	22	27	37	44	50	55	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	14	17	19	21	24	26	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		27	29	36	40	48	54	
Air Conditioning	Refrigerated Air	14	17	23	27	32	34	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	15	17	26	31	37	43	
	Electric - Heat Pump	11	13	20	23	28	32	
	Fuel Oil	-	-	-	-	-	-	
Water	Gridley	27	27	28	29	30	31	
Sewer	Gridley	40	40	40	40	40	40	
Trash Collection	Gridley	42	42	42	42	42	42	
Other - specify Customer Charge	Electric	13	13	13	13	13	13	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance		Allowance	
					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Number of Bedrooms					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

# Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169

AND URBAN DEVELOPMENT

(exp. (04/30/2026))

Office of Public and Indian Housing

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

Locality/PHA			Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Gridley Water Area-High Efficiency Allowances			Mobile Home				10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	20	24	34	41	48	51	
	Electric	24	29	40	48	55	60	
	Electric - Heat Pump	22	27	37	44	50	55	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	14	17	19	21	24	26	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		27	29	36	40	48	54	
Air Conditioning	Refrigerated Air	14	17	23	27	32	34	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	15	17	26	31	37	43	
	Electric - Heat Pump	11	13	20	23	28	32	
	Fuel Oil	-	-	-	-	-	-	
Water	Gridley	27	27	28	29	30	31	
Sewer	Gridley	40	40	40	40	40	40	
Trash Collection	Gridley	42	42	42	42	42	42	
Other -specify Customer Charge	Electric	13	13	13	13	13	13	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

# Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Gridley Water Area--High Efficiency Allowances		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	14	15	18	22	23
	Bottled Gas	18	22	30	37	44	46
	Electric	22	26	36	43	50	54
	Electric - Heat Pump	19	22	31	37	42	46
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	14	16	19	21	23	25
	Fuel Oil	-	-	-	-	-	-
Other Electric		27	29	36	40	48	54
Air Conditioning	Refrigerated Air	14	17	23	27	32	34
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	15	17	26	31	37	43
	Electric - Heat Pump	11	13	20	23	28	32
	Fuel Oil	-	-	-	-	-	-
Water	Gridley	27	27	28	29	30	31
Sewer	Gridley	40	40	40	40	40	40
Trash Collection	Gridley	42	42	42	42	42	42
Other -specify Customer Charge	Electric	13	13	13	13	13	13
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					<b>Total</b>		

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Gridley Water Area--High Efficiency Allowances		Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	13	14	17	21	22
	Bottled Gas	17	20	29	34	41	43
	Electric	21	25	34	41	47	51
	Electric - Heat Pump	18	21	29	35	40	43
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	14	16	19	21	23	25
	Fuel Oil	-	-	-	-	-	-
Other Electric		27	29	36	40	48	54
Air Conditioning	Refrigerated Air	14	17	23	27	32	34
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	15	17	26	31	37	43
	Electric - Heat Pump	11	13	20	23	28	32
	Fuel Oil	-	-	-	-	-	-
Water	Gridley	27	27	28	29	30	31
Sewer	Gridley	40	40	40	40	40	40
Trash Collection	Gridley	42	42	42	42	42	42
Other - specify Customer Charge	Electric	13	13	13	13	13	13
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance	
					Heating		
					Cooking		
					Other Electric		
Unit Address					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					<b>Total</b>		

Previous versions are obsolete.

Form HUD-52667 (04/2023)



**Butte County**  
Magalia Water Area

# Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

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

Locality/PHA Housing Authority of the County of Butte Magalia Water Area--High Efficiency Allowances			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	18	22	26	28	
	Bottled Gas	22	26	36	44	52	55	
	Electric	30	35	49	58	67	73	
	Electric - Heat Pump	25	30	41	49	57	62	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	Magalia	46	46	48	50	53	54	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	42	42	42	42	42	42	
Other - specify Customer Charge	Electric - PG&E	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance		Allowance	
					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
Range/Microwave					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Magalia Water Area-High Efficiency Allowances			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	20	24	34	41	48	51	
	Electric	28	33	45	54	62	68	
	Electric - Heat Pump	25	30	41	49	57	62	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	Magalia	46	46	48	50	53	54	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	42	42	42	42	42	42	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

# Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
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Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Magalia Water Area--High Efficiency Allowances		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	14	15	18	22	23
	Bottled Gas	18	22	30	37	44	46
	Electric	25	29	41	49	56	61
	Electric - Heat Pump	21	25	35	42	48	52
	Fuel Oil	0	0	0	0	0	0
	Other	0	0	0	0	0	0
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	0	0	0	0	0	0
Other Electric		30	33	40	45	54	60
Air Conditioning	Refrigerated Air	16	19	26	31	36	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	17	19	30	35	42	48
	Electric - Heat Pump	13	14	22	26	31	36
	Fuel Oil	0	0	0	0	0	0
Water	Magalia	46	46	48	50	53	54
Sewer	Not Applicable	0	0	0	0	0	0
Trash Collection	NRWS	42	42	42	42	42	42
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					<b>Total</b>		

Previous versions are obsolete.

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# Utility Allowances Schedule

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U. S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
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Office of Public and Indian Housing

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

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt				10/01/2025	
Magalia Water Area--High Efficiency Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	13	14	17	21	22
	Bottled Gas	17	20	29	34	41	43
	Electric	23	28	39	46	53	58
	Electric - Heat Pump	20	24	33	39	45	49
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		30	33	40	45	54	60
Air Conditioning	Refrigerated Air	16	19	26	31	36	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	17	19	30	35	42	48
	Electric - Heat Pump	13	14	22	26	31	36
	Fuel Oil	-	-	-	-	-	-
Water	Magalia	46	46	48	50	53	54
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection	NRWS	42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

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**Butte County**  
Oroville Water Area

# Utility Allowances Schedule

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

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Single Family					10/01/2025	
Oroville Water Area—High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	18	22	26	28	
	Bottled Gas	22	26	36	44	52	55	
	Electric	30	35	49	58	67	73	
	Electric - Heat Pump	25	30	41	49	57	62	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	42	42	43	43	44	46	
	Thermalito	43	43	44	45	46	47	
Sewer	Oroville	57	57	57	57	57	57	
	Thermalito	57	57	57	57	57	57	
Trash Collection	Recology	42	42	42	42	42	42	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance		Allowance	
					Heating		\$	
Unit Address					Cooking			
					Other Electric			
Number of Bedrooms					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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

Locality/PHA Housing Authority of the County of Butte Oroville Water Area--High Efficiency Allowances			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	20	24	34	41	48	51	
	Electric	28	33	45	54	62	68	
	Electric - Heat Pump	25	30	41	49	57	62	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	42	42	43	43	44	46	
	Thermalito	43	43	44	45	46	47	
Sewer	Oroville	57	57	57	57	57	57	
	Thermalito	57	57	57	57	57	57	
Trash Collection	Recology	42	42	42	42	42	42	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance		Allowance	
					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Number of Bedrooms					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte Oroville Water Area-High Efficiency Allowances		Duplex/Row/Townhouse						10/01/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	14	15	18	22	23	
	Bottled Gas	18	22	30	37	44	46	
	Electric	25	29	41	49	56	61	
	Electric - Heat Pump	21	25	35	42	48	52	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	18	21	23	26	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	42	42	43	43	44	46	
	Thermalito	43	43	44	45	46	47	
Sewer	Oroville	57	57	57	57	57	57	
	Thermalito	57	57	57	57	57	57	
Trash Collection	Recology	42	42	42	42	42	42	
Other - specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
Number of Bedrooms					Total			

# Utility Allowances Schedule

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

Locality/PHA Housing Authority of the County of Butte Oroville Water Area-High Efficiency Allowances		Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	13	14	17	21	22
	Bottled Gas	17	20	29	34	41	43
	Electric	23	28	39	46	53	58
	Electric - Heat Pump	20	24	33	39	45	49
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		30	33	40	45	54	60
Air Conditioning	Refrigerated Air	16	19	26	31	36	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	17	19	30	35	42	48
	Electric - Heat Pump	13	14	22	26	31	36
	Fuel Oil	-	-	-	-	-	-
Water	Oroville	42	42	43	43	44	46
	Thermalito	43	43	44	45	46	47
Sewer	Oroville	57	57	57	57	57	57
	Thermalito	57	57	57	57	57	57
Trash Collection	Recology	42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

**Butte County**  
Paradise Water Area

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

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

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

Locality/PHA			Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte			Single Family				10/01/2025	
Paradise Water Area--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	18	22	26	28	
	Bottled Gas	22	26	36	44	52	55	
	Electric	30	35	49	58	67	73	
	Electric - Heat Pump	25	30	41	49	57	62	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	45	47	54	60	68	74	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	42	42	42	42	42	42	
Other - specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

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

Locality/PHA Housing Authority of the County of Butte Paradise Water Area--High Efficiency Allowances			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	20	24	34	41	48	51	
	Electric	28	33	45	54	62	68	
	Electric - Heat Pump	25	30	41	49	57	62	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	45	47	54	60	68	74	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	42	42	42	42	42	42	
Other - specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

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Office of Public and Indian Housing

Locality/PHA Housing Authority of the County of Butte Paradise Water Area--High Efficiency Allowances			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	14	15	18	22	23	
	Bottled Gas	18	22	30	37	44	46	
	Electric	25	29	41	49	56	61	
	Electric - Heat Pump	21	25	35	42	48	52	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	18	21	23	26	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	45	47	54	60	68	74	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	42	42	42	42	42	42	
Other -specify	Electric	12	12	12	12	12	12	
Customer Charge	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance		Allowance	
					Heating			
					Cooking			
					Other Electric			
Unit Address					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
Number of Bedrooms					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

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

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt				10/01/2025	
Paradise Water Area--High Efficiency Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	13	14	17	21	22
	Bottled Gas	17	20	29	34	41	43
	Electric	23	28	39	46	53	58
	Electric - Heat Pump	20	24	33	39	45	49
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		30	33	40	45	54	60
Air Conditioning	Refrigerated Air	16	19	26	31	36	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	17	19	30	35	42	48
	Electric - Heat Pump	13	14	22	26	31	36
	Fuel Oil	-	-	-	-	-	-
Water	Paradise	45	47	54	60	68	74
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection	NRWS	42	42	42	42	42	42
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

**Glenn County**  
Orland Water Area

# Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

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

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte		Single Family						10/01/2025
Glenn County-Orland Water Area-High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	18	22	26	28	
	Bottled Gas	22	26	36	44	52	55	
	Electric	30	35	49	58	67	73	
	Electric - Heat Pump	25	30	41	49	57	62	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	36	36	36	36	36	36	
	Out-City	73	73	73	73	73	73	
Sewer	In-City	35	35	35	35	35	35	
	Out-City	71	71	71	71	71	71	
Trash Collection	In-City	45	45	45	45	45	45	
	County	45	45	45	45	45	45	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

# Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169

AND URBAN DEVELOPMENT

Office of Public and Indian Housing

(exp. (04/30/2026))

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Mobile Home					10/01/2025	
Glenn County-Orland Water Area--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	20	24	34	41	48	51	
	Electric	28	33	45	54	62	68	
	Electric - Heat Pump	25	30	41	49	57	62	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	36	36	36	36	36	36	
	Out-City	73	73	73	73	73	73	
Sewer	In-City	35	35	35	35	35	35	
	Out-City	71	71	71	71	71	71	
Trash Collection	In-City	45	45	45	45	45	45	
	County	45	45	45	45	45	45	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Unit Address					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
Number of Bedrooms					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Glenn County-Orland Water Area-High Efficiency Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	14	15	18	22	23
	Bottled Gas	18	22	30	37	44	46
	Electric	25	29	41	49	56	61
	Electric - Heat Pump	21	25	35	42	48	52
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		30	33	40	45	54	60
Air Conditioning	Refrigerated Air	16	19	26	31	36	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	17	19	30	35	42	48
	Electric - Heat Pump	13	14	22	26	31	36
	Fuel Oil	-	-	-	-	-	-
Water	In-City	36	36	36	36	36	36
	Out-City	73	73	73	73	73	73
Sewer	In-City	35	35	35	35	35	35
	Out-City	71	71	71	71	71	71
Trash Collection	In-City	45	45	45	45	45	45
	County	45	45	45	45	45	45
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

# Utility Allowances Schedule

See Public Reporting and Instructions on back

U. S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt				10/01/2025	
Glenn County-Orland Water Area-High Efficiency Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	13	14	17	21	22
	Bottled Gas	17	20	29	34	41	43
	Electric	23	28	39	46	53	58
	Electric - Heat Pump	20	24	33	39	45	49
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		30	33	40	45	54	60
Air Conditioning	Refrigerated Air	16	19	26	31	36	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	17	19	30	35	42	48
	Electric - Heat Pump	13	14	22	26	31	36
	Fuel Oil	-	-	-	-	-	-
Water	In-City	36	36	36	36	36	36
	Out-City	73	73	73	73	73	73
Sewer	In-City	35	35	35	35	35	35
	Out-City	71	71	71	71	71	71
Trash Collection	In-City	45	45	45	45	45	45
	County	45	45	45	45	45	45
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		

**Glenn County**  
Willows Water Area

# Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

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

Locality/PHA Housing Authority of the County of Butte Glenn County-Willows Water Area--High Efficiency Allowances			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	18	22	26	28	
	Bottled Gas	22	26	36	44	52	55	
	Electric	30	35	49	58	67	73	
	Electric - Heat Pump	25	30	41	49	57	62	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	Willows-Cal Wat	44	44	46	47	49	50	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection	In-City	45	45	45	45	45	45	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	



# Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Glenn County-Willows Water Area-High Efficiency Allowances			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	20	24	34	41	48	51	
	Electric	28	33	45	54	62	68	
	Electric - Heat Pump	25	30	41	49	57	62	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		30	33	40	45	54	60	
Air Conditioning	Refrigerated Air	16	19	26	31	36	38	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	10	11	17	21	25	29	
	Electric	17	19	30	35	42	48	
	Electric - Heat Pump	13	14	22	26	31	36	
	Fuel Oil	-	-	-	-	-	-	
Water	Willows-Cal Wat	44	44	46	47	49	50	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection	In-City	45	45	45	45	45	45	
Other - specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance		
					Heating	\$		
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
Range/Microwave								
					Refrigerator			
					<b>Total</b>	<b>\$</b>		

**Utility Allowances Schedule**

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
 AND URBAN DEVELOPMENT (exp. (04/30/2026))  
 Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Glenn County-Willows Water Area-High Efficiency Allowances		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	14	15	18	22	23
	Bottled Gas	18	22	30	37	44	46
	Electric	25	29	41	49	56	61
	Electric - Heat Pump	21	25	35	42	48	52
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		30	33	40	45	54	60
Air Conditioning	Refrigerated Air	16	19	26	31	36	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	17	19	30	35	42	48
	Electric - Heat Pump	13	14	22	26	31	36
	Fuel Oil	-	-	-	-	-	-
Water	Willows-Cal Wat	44	44	46	47	49	50
Sewer	Paid By Owner	-	-	-	-	-	-
Trash Collection	In-City	45	45	45	45	45	45
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					<b>Total</b>		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

# Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Glenn County-Willows Water Area--High Efficiency Allowances		Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	13	14	17	21	22
	Bottled Gas	17	20	29	34	41	43
	Electric	23	28	39	46	53	58
	Electric - Heat Pump	20	24	33	39	45	49
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		30	33	40	45	54	60
Air Conditioning	Refrigerated Air	16	19	26	31	36	38
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	10	11	17	21	25	29
	Electric	17	19	30	35	42	48
	Electric - Heat Pump	13	14	22	26	31	36
	Fuel Oil	-	-	-	-	-	-
Water	Willows-Cal Wat	44	44	46	47	49	50
Sewer	Paid By Owner	-	-	-	-	-	-
Trash Collection	In-City	45	45	45	45	45	45
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance	
					Heating		
					Cooking		
					Other Electric		
Unit Address					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					<b>Total</b>		

Previous versions are obsolete.

Form HUD-52667 (04/2023)



August 26, 2025

Mr. Larry Guanzon  
Executive Director  
Housing Authority of the County of Butte  
2039 Forest Avenue  
Suite 10  
Chico, CA 95928

Re: Glenn County Section 8 Housing Choice Voucher - 2026

Dear Mr. Guanzon,

Enclosed are the Housing Authority of the County of Butte's new utility allowance estimates. The allowance estimates reflect current rate schedules and consumption for units in the Glenn County Section 8 Housing Choice Voucher Program.

If you have any questions upon review, please contact me.

Sincerely,

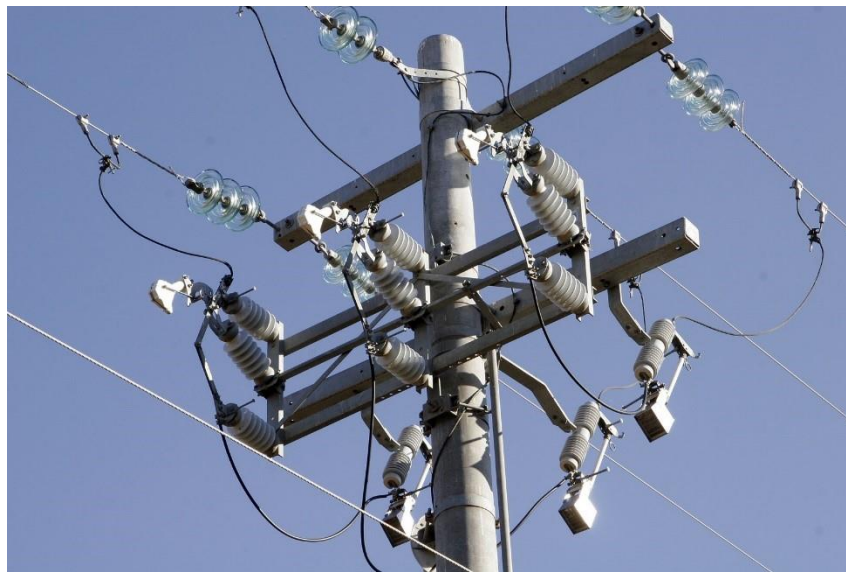
*Howard S. Fleisig*

Howard S. Fleisig,  
Senior Advisor, Asset Management

HSF/BB

Enclosure(s)

# Glenn County Section 8 Housing Choice Voucher Program Utility Allowance Estimates



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

July 2025

**Housing Choice Voucher  
Utility Allowances  
Orland Water Area**

# Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

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

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte Glenn County-Orland Water Area		Single Family						10/01/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	25	31	38	47	55	59	
	Bottled Gas	50	63	75	95	111	120	
	Electric	36	40	51	59	68	78	
	Electric - Heat Pump	31	34	44	50	57	66	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		42	54	64	78	92	108	
Air Conditioning	Refrigerated Air	18	20	27	31	36	41	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	28	29	41	54	67	78	
	Electric - Heat Pump	21	22	31	41	50	59	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	36	36	36	36	36	36	
	Out-City	72	72	72	72	72	72	
Sewer	In-City	35	35	35	35	35	35	
	Out-City	71	71	71	71	71	71	
Trash Collection - In City		45	45	45	45	45	45	
Trash Collection - County		45	45	45	45	45	45	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

# Utility Allowances Schedule

See Public Reporting and Instructions on back

U. S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte Glenn County-Orland Water Area		Mobile Home						10/01/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	23	29	35	44	51	55	
	Bottled Gas	46	58	70	89	103	112	
	Electric	34	37	48	55	63	72	
	Electric - Heat Pump	31	34	44	50	57	66	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		42	54	64	78	92	108	
Air Conditioning	Refrigerated Air	18	20	27	31	36	41	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	28	29	41	54	67	78	
	Electric - Heat Pump	21	22	31	41	50	59	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	36	36	36	36	36	36	
	Out-City	72	72	72	72	72	72	
Sewer	In-City	35	35	35	35	35	35	
	Out-City	71	71	71	71	71	71	
Trash Collection - In City		45	45	45	45	45	45	
Trash Collection - County		45	45	45	45	45	45	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
A actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Unit Address					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
Number of Bedrooms					Total		\$	



**Utility Allowances Schedule**  
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)
Housing Authority of the County of Butte Glenn County-Orland Water Area		Duplex/Row/Townhouse					10/01/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	20	26	32	39	46	50
	Bottled Gas	42	53	63	81	94	102
	Electric	30	34	43	50	57	66
	Electric - Heat Pump	26	29	37	42	48	56
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	18	20	27	31	36	41
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	In-City	36	36	36	36	36	36
	Out-City	72	72	72	72	72	72
Sewer	In-City	35	35	35	35	35	35
	Out-City	71	71	71	71	71	71
Trash Collection - In City		45	45	45	45	45	45
Trash Collection - County		45	45	45	45	45	45
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

# Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Glenn County-Orland Water Area		Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	19	24	30	37	43	47
	Bottled Gas	39	50	60	76	88	96
	Electric	29	32	41	47	54	62
	Electric - Heat Pump	24	27	34	40	46	52
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	18	20	27	31	36	41
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	In-City	36	36	36	36	36	36
	Out-City	72	72	72	72	72	72
Sewer	In-City	35	35	35	35	35	35
	Out-City	71	71	71	71	71	71
Trash Collection - In City		45	45	45	45	45	45
Trash Collection - County		45	45	45	45	45	45
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance	
					Heating		
Unit Address					Cooking		
					Other Electric		
Number of Bedrooms					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Range/Microwave					Other		
					Refrigerator		
					Total		

# **Housing Choice Voucher Utility Allowance Estimates**

## **Willows Water Area**

# Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Willows Water Area		Single Family					10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	25	31	38	47	55	59	
	Bottled Gas	50	63	75	95	111	120	
	Electric	36	40	51	59	68	78	
	Electric - Heat Pump	31	34	44	50	57	66	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		42	54	64	78	92	108	
Air Conditioning	Refrigerated Air	18	20	27	31	36	41	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	28	29	41	54	67	78	
	Electric - Heat Pump	21	22	31	41	50	59	
	Fuel Oil	-	-	-	-	-	-	
Water	Willows-Cal Water	45	45	48	50	56	63	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection - In City		45	45	45	45	45	45	
Other - specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					<b>Total</b>		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

# Utility Allowances Schedule

See Public Reporting and Instructions on back

U. S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Glenn County-Willows Water Area			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	23	29	35	44	51	55	
	Bottled Gas	46	58	70	89	103	112	
	Electric	34	37	48	55	63	72	
	Electric - Heat Pump	31	34	44	50	57	66	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	19	21	24	27	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		42	54	64	78	92	108	
Air Conditioning	Refrigerated Air	18	20	27	31	36	41	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	28	29	41	54	67	78	
	Electric - Heat Pump	21	22	31	41	50	59	
	Fuel Oil	-	-	-	-	-	-	
Water	Willows-Cal Water	45	45	48	50	56	63	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection - In City		45	45	45	45	45	45	
Other - specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating	\$		
Head of Household Name					Cooking			
					Other Electric			
Unit Address					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total	\$		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

# Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Glenn County-Willows Water Area			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	26	32	39	46	50	
	Bottled Gas	42	53	63	81	94	102	
	Electric	30	34	43	50	57	66	
	Electric - Heat Pump	26	29	37	42	48	56	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	10	11	12	13	14	15	
	Electric	16	18	21	23	26	29	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		42	54	64	78	92	108	
Air Conditioning	Refrigerated Air	18	20	27	31	36	41	
	Evaporative Cooling	3	4	5	5	6	8	
Water Heating	Natural Gas	20	20	25	30	36	40	
	Bottled Gas	24	25	35	46	57	66	
	Electric	28	29	41	54	67	78	
	Electric - Heat Pump	21	22	31	41	50	59	
	Fuel Oil	-	-	-	-	-	-	
Water	Willows-Cal Water	45	45	48	50	56	63	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection - In City		45	45	45	45	45	45	
Other - specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range		8	8	8	8	8	8	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance		
					Heating			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
Range/Microwave Refrigerator								
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

# Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169  
AND URBAN DEVELOPMENT (exp. (04/30/2026))  
Office of Public and Indian Housing

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

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Willows Water Area		Flat/Garden/High Rise Apt				10/01/2025	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	19	24	30	37	43	47
	Bottled Gas	39	50	60	76	88	96
	Electric	29	32	41	47	54	62
	Electric - Heat Pump	24	27	34	40	46	52
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	10	11	12	13	14	15
	Electric	16	18	21	23	26	29
	Fuel Oil	-	-	-	-	-	-
Other Electric		42	54	64	78	92	108
Air Conditioning	Refrigerated Air	18	20	27	31	36	41
	Evaporative Cooling	3	4	5	5	6	8
Water Heating	Natural Gas	20	20	25	30	36	40
	Bottled Gas	24	25	35	46	57	66
	Electric	28	29	41	54	67	78
	Electric - Heat Pump	21	22	31	41	50	59
	Fuel Oil	-	-	-	-	-	-
Water	Willows-Cal Water	45	45	48	50	56	63
Sewer	Paid By Owner	-	-	-	-	-	-
Trash Collection - In City		45	45	45	45	45	45
Other - specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range		8	8	8	8	8	8
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Houshold Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



August 26, 2025

Mr. Larry Guanzon  
Executive Director  
Housing Authority of the County of Butte  
2039 Forest Avenue  
Suite 10  
Chico, CA 95928

Re: Gridley Farm Labor Housing - 2026

Dear Mr. Guanzon,

Enclosed are the Housing Authority of the County of Butte's new utility allowance estimates for the Gridley Farm Labor Housing units. The first page of each section shows the annual consumption values for electricity and natural gas, and the following pages show monthly consumption and dollar values for electricity and natural gas respectively.

Upon review of the allowance estimates, if you have any questions, please contact me.

Sincerely,

*Howard S. Fleisig*

Howard S. Fleisig,  
Senior Advisor, Asset Management

HSF/BB

Enclosure(s)



# **Gridley Farm Labor Housing Utility Allowance Estimates**



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

**July 2025**

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE  
CHICO, CALIFORNIA  
UTILITY ALLOWANCE ESTIMATES FOR THE  
GRIDLEY FARM LABOR DEVELOPMENT  
FY 2026**

<b>Gridley Farm Labor Housing - Rehabbed Units</b>			
	<b>Electricity</b>	<b>Natural Gas</b>	<b>Total</b>
1 Bedroom	66.00	42.00	<b>\$ 108.00</b>
2 Bedroom	71.00	49.00	<b>\$ 120.00</b>
3 Bedroom	104.00	74.00	<b>\$ 178.00</b>
4 Bedroom	111.00	78.00	<b>\$ 189.00</b>

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE  
CHICO, CALIFORNIA  
UTILITY ALLOWANCE ESTIMATES FOR THE  
GRIDLEY FARM LABOR DEVELOPMENT  
FY 2026**

<b>Gridley Farm Labor Housing - Older Units</b>			
	<b>Electricity</b>	<b>Natural Gas</b>	<b>Total</b>
2 Bedroom CB	45.00	106.00	<b>\$ 151.00</b>
2 Bedroom Wood	43.00	88.00	<b>\$ 131.00</b>
3 Bedroom CB	49.00	118.00	<b>\$ 167.00</b>
3 Bedroom Wood	48.00	110.00	<b>\$ 158.00</b>



August 26, 2025

Mr. Larry Guanzon  
Executive Director  
Housing Authority of the County of Butte  
2039 Forest Avenue  
Suite 10  
Chico, CA 95928

Re: Tax Credit Properties - 2026

Dear Mr. Guanzon,

Enclosed are the Housing Authority of the County of Butte's new utility allowance estimates for your tax credit properties. The allowance estimates reflect current rate schedules and consumption for units in the five tax credit developments.

Upon review of the allowance estimates, if you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Howard S. Fleisig".

Howard S. Fleisig,  
Senior Advisor, Asset Management

HSF/BB

Enclosure(s)

# **Tax Credit Properties Utility Allowance Estimates**



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

**July 2025**

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE  
CHICO, CALIFORNIA  
UTILITY ALLOWANCE ESTIMATES FOR THE  
TAX CREDIT PROPERTIES  
FY 2026**

<b>1200 Park Avenue</b>			
	Electricity	Natural Gas	Total
<b>1 Bedroom</b>	62.00	35.00	<b>\$ 97.00</b>
<b>2 Bedroom Middle</b>	69.00	45.00	<b>\$ 114.00</b>
<b>2 Bedroom End</b>	77.00	51.00	<b>\$ 128.00</b>

<b>Chico Commons</b>			
	Electricity	Natural Gas	Total
<b>1 Bedroom</b>	63.00	23.00	<b>\$ 86.00</b>
<b>2 Bedroom</b>	74.00	28.00	<b>\$ 102.00</b>
<b>3 Bedroom</b>	85.00	32.00	<b>\$ 117.00</b>

<b>Walker Commons</b>			
	Electricity	Natural Gas	Total
<b>1 Bedroom</b>	65.00	52.00	<b>\$ 117.00</b>

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE  
CHICO, CALIFORNIA  
UTILITY ALLOWANCE ESTIMATES FOR THE  
TAX CREDIT PROPERTIES  
FY 2026**

<b>Gridley Springs</b>			
	<b>Electricity</b>	<b>Natural Gas</b>	<b>Total</b>
<b>1 Bedroom</b>	65.00	39.00	<b>\$ 104.00</b>
<b>2 Bedroom</b>	72.00	43.00	<b>\$ 115.00</b>
<b>3 Bedroom</b>	79.00	56.00	<b>\$ 135.00</b>

<b>Harvest Park Apartments</b>			
	<b>Electricity</b>	<b>Natural Gas</b>	<b>Total</b>
<b>1 Bedroom</b>	61.00	26.00	<b>\$ 87.00</b>
<b>2 Bedroom</b>	70.00	32.00	<b>\$ 102.00</b>
<b>3 Bedroom</b>	79.00	38.00	<b>\$ 117.00</b>
<b>4 Bedroom</b>	90.00	45.00	<b>\$ 135.00</b>



August 26, 2025

Mr. Larry Guanzon  
Executive Director  
Housing Authority of the County of Butte  
2039 Forest Avenue  
Suite 10  
Chico, CA 95928

Re: Utility Allowance Estimates 2025 – Mayer Commons

Dear Mr. Guanzon,

Enclosed are HACB's new high efficiency utility allowance estimates that reflect current rate schedules and consumption for the proposed units at Mayer Commons.

We assumed ultra-high-efficiency HVAC systems, low-E glass with sub .50 U-values, high efficiency water heaters, Energy Star appliances, and LED lighting. I used the PG&E "CARE" rate schedules to calculate the dollar allowances.

Upon review of the allowance estimates, if you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Howard S. Fleisig".

Howard S. Fleisig,  
Senior Advisor, Asset Management

HSF/BB

Enclosure(s)



# Utility Allowance Estimates for the Units at Mayer Commons



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

April 2025

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE  
CHICO, CALIFORNIA  
UTILITY ALLOWANCE ESTIMATES  
FY 2025**

**Mayer Commons**

<b>Bedrooms</b>	<b>Electricity</b>
<b>1 Bedroom</b>	<b>130.00</b>
<b>2 Bedroom</b>	<b>159.00</b>
<b>3 Bedroom</b>	<b>198.00</b>



## HOUSING AUTHORITY of the County of Butte

(530) 895-4474  
FAX (530) 895-4459  
TDD/TTY (800) 735-2929  
(800) 564-2999 Butte County Only  
WEBSITE: [www.butte-housing.com](http://www.butte-housing.com)  
2039 Forest Avenue • Chico, CA 95928

September 19, 2025

To: ALL PUBLIC HOUSING RESIDENTS

Subject: Public Housing Program – Notice of Proposed Utility Allowances, FY 2026

The Housing Authority of the County of Butte (HACB) has completed its annual review of Utility Allowances for the Public Housing program and encourages residents to review the proposed utility allowances and their supporting documentation. Residents may provide written comment to the HACB.

The HACB here provides to residents of its HUD Low Income Public Housing sixty (60) day notice of implementation of the proposed utility allowances (in accordance with federal regulation 24 CFR 965.502).

DATES AVAILABLE FOR REVIEW: September 19, 2025 to November 18, 2025.

HACB records and documents which provide the basis for the proposed Utility Allowances are available for review and comment, during the dates listed above, at the following locations:

- HACB's main administrative office, located at **2039 Forest Ave, Chico, CA.**

Proposed changes have been made to the HACB's Utility Allowances schedule because of changing local utility rates. The methodology for Utility Allowance determination is based on consumption data, utility rate adjustments, local climate, and building construction type, (in accordance with 24 CFR 965.507).

The HACB will gather all comments received and review them at the close of the comment period, which is not sooner than 60 days from the date of this notice, or November 18, 2025. The HACB will respond to comments within twenty one (21) days of the close of the comment period. Written comments will be kept by the HACB and will be available for inspection by Public Housing residents.

### **PROPOSED EFFECTIVE DATE OF IMPLEMENTATION IS JANUARY 1, 2026.**

*Note: Requests for relief from surcharges for excess consumption, payment of supplier billings in excess of the allowances for resident purchased utilities, may be granted by the PHA on reasonable grounds, such as special needs for the elderly, ill or disabled residents, or special factors, on a case by case basis.*



September 18, 2025

**Memo**

To: Board of Commissioners

From: Larry Guanzon, Executive Director  
Marco Cruz, CFO Consultant

Subject: Proposed Fiscal Year 2025-26 HACB Agency-Wide Operating Budget

This Budget Committee met to review budget assumptions and projections. The individual fund budgets were crafted using revenue and expense trends from FY 2025 plus various assumptions outlined below:

**1) All Funds:**

- a) Salaries Expense:
  - i) The budget assumes the same Organizational Chart with a CFO Consultant filling in for the Finance Director
  - ii) This budget includes the salaries for the current Organizational Chart, assumed 5% COLA, all longevity, step and annual increases.
  - iii) Budgets to each fund reflect historical data for actual charges to each program, plus filling the vacant positions.
- b) Payroll Taxes and Benefits Expenses:
  - i) These costs follow Salaries in their allocation to programs.
  - ii) A total fringe benefit of 48% of salaries, which includes Health, Dental, Vision, CalPERS pension, and employer paid taxes.
- c) Travel- Budget includes \$93,557 in training costs that are billed as you go.
- d) Insurance-All: Budget includes a 9.2% increase to all insurance premiums over the current rates.
- e) Utilities: budgeted with an increase of 5% over the current rates at current usage.

**2) USDA Farm Labor Housing**

- a) This budget was approved by the Board in August 2025. This budget has been approved by HCD and USDA.

**3) HUD Low Income Public Housing (LIPH)**

- a) CY 2026 Operating Subsidy revenue is estimated at 102% of current funding. The CY 2026 proration may vary before it is finalized at the end of the year.
- b) Rents are based upon 103% of current rent rolls, which have been increasing over the past several years. Increasing rents result in lower Operating Subsidy as per HUD funding calculations.
- c) A transfer from the Capital Fund for operations is budgeted at 20% of the grant.

**4) HUD Section 8 Housing Choice Voucher Program (HCV)**

- a) Housing Assistance Payments (HAP) funding is recalculated each calendar year based upon the prior calendar year's HAP expenditures.
- b) HAP revenue is estimated at 111% of CY 2025 funding for an estimated total of \$24.4 million of available HAP dollars.
- c) Per unit HAP costs with the new approved payment standard have increased. The average monthly HAP is estimated now to be \$971.
- d) Administrative Fee revenue is estimated using the CY 2025 HUD AF rates with proration levels of 90%; for an estimated \$2.4 million in AF Revenue.
- e) AF revenue is earned based upon units leased, a higher lease up rate yields higher AF revenue, and vice versa. AF rates paid by HUD are re-determined annually.

**5) HUD S8 Emergency Housing Vouchers Grant**

- a) Funds to assist housing people experiencing homelessness; this program is funded through the American Rescue Plan Act of 2021. FYE 2026 is the last full budget year with the program terminating December 2026.
- b) Revenue and expenses have similar assumptions as the HCV program, assuming 102 vouchers.
- c) A portion of a Special Programs Coordinator will be paid from this grant.
- d) Supportive services are to be provided by MOU with local service agencies.

**6) HUD ROSS Grant (FSS Coordinator Grant):**

- a) Funding estimated at 110% of CY 2025 level to pay a portion of a Special Programs Coordinator position. The balance of the payroll costs are budgeted to Section 8 HCV and the General Fund for managing City of Chico and Butte County HAP Programs.

**7) HUD Capital Fund Program**

- a) This budget assumes 102% of the CY 2025 Grant amount.
- b) A transfer to Public Housing operations is budgeted at 20% of the total grant amount.

**8) General Fund (unrestricted Business Activities)**

- a) Excess cash from the HACB owned properties are proposed to be transferred into the General Fund at fiscal year-end.
- b) The General Fund will pay the annual 2020A Bond Debt and Reserve payments from excess cash transferred from the Bond Properties. Reserves deposits are budgeted at \$300 per unit per year. This arrangement will simplify the allocation of the payments.
- c) City of Chico and County of Butte programs are also budgeted in this fund: Admin \$28,000 and HAP \$163,607.

**9) Demo**

- a) Funds were budgeted at current income and expense level for the management and maintenance for the seven (7) residential units.

**10) HCD Gridley Springs II**

- a) This budget was approved by the Board in August 2025 and HCD has approved it.

**11) Mayer Commons Apts**

- a) RSC manages the upkeep of the vacant property for a small management fee.

**12) 21, 24, 33 Evanswood**

- a) These are the three (3) units purchased with 2020A Bond proceeds.
- b) The units are accounted for separately from the Evanswood Estates units covered by the 2020A Bond issuance.

**13) 2020A Bond Properties**

- a) The new Bond issuance includes regulatory compliance for Locust St Apts, Park Place, Lincoln, Alamont, Evanswood Estates, and Cordillera/Cameo.
- b) Excess cash flow will be transferred to the General Fund to cover the annual debt and reserves payments.
- c) Proceeds from the Bonds will be used to complete much needed capital improvements at the properties as well as to purchase new properties, should the opportunity arise.
- d) All of these budgets were crafted in coordination with RSC.

If you have any questions, they may be addressed at the Board Meeting.

*Recommendation: approval Resolution Number 4972*

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4972

APPROVAL OF FISCAL YEAR 2025-26 CONSOLIDATED OPERATING BUDGET

INCLUDING THE

HUD SECTION 8 HOUSING CHOICE VOUCHER PROGRAM,  
HUD CONVENTIONAL LOW RENT PUBLIC HOUSING PROGRAM,  
USDA FARM LABOR HOUSING PROGRAM,  
AUTHORITY OWNED PROJECTS, AND OTHER  
AUTHORITY ADMINISTERED PROGRAMS AND CONTRACTS

---

WHEREAS, the Housing Authority of the County of Butte (HACB) approves an agency-wide Operating Budget on an annual basis; and

WHEREAS, the Operating Budget addresses and budgets anticipated expenses and revenues of the HACB, its properties, programs and contracts for the fiscal year extending from October 1, 2025 through September 30, 2026; and

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

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte (HACB) to hereby approve the Operating Budget for fiscal year 2025-26, extending from October 1, 2025 through September 30, 2026, such Operating Budget attached to and part of this Resolution No. 4972, and further, to authorize the Executive Director to sign all applicable program, contract and other forms on behalf of the HACB and submit them to the U.S. Department of Housing and Urban Development, U.S. Department of Agriculture, and other contracting entities as required to implement and administer the budget as here adopted.

Dated: September 18, 2025.

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David Pittman, Board Chair

ATTEST:

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Lawrence C. Guanzon, Secretary

**Housing Authority of the County of Butte  
FY 2026 Operating Budget Modification  
Budget Assumptions**

**AGENCY WIDE**

- \* Union MOU - assumed 2.5% & 5% COLA as per 10/01/2023 contract
- \* Normal step and longevity increases to Salaries
- \* 9.2% increase to Insurance Premiums
- \* Unless otherwise noted, expenses assume a 5% increase

**FEDERAL PROGRAMS**

**USDA-RD FLH**

- \* Increased rents approved by HCD
- \* \$334,000 in capital expenditures

**HUD Public Housing**

- \* Estimated HUD Operating Subsidy funding to increase 2% for 2026
- \* Tenant rents expected to rise 3%

**HUD Sec. 8/HCV**

- \* 90% AF prorations; 100% lease up est.
- \* 11% increase in HAP budget, 2% increase in administrative fees
- \* PUC \$971.37 Per Unit Cost

**HUD EHV**

- \* 102 Units
- \* 90% AF prorations; 100% lease up estimate
- \* 11% increase in HAP budget, 2% increase in administrative fees
- \* Expected to be last full fiscal year of funding, program sunsets Dec. 2026

**HUD ROSS**

- \* 10% increase over 2025 grant

**HUD Capital Fund**

- \* 2% increase over 2025 grant

**BUSINESS ACTIVITIES**

**General Fund**

- \* 2020 Bond Debt Service to General fund, to be paid from excess cash transfers from Bond properties

**Demo Units**

- \* Updated Salaries and Benefits

**HCD Gridley Springs II**

- \* As submitted to HCD

**2020 Bond Properties**

- \* Debt service and Reserves Deposits to be paid by Gen. Fund via Cash & Equity Transfers



**HOUSING AUTHORITY of the COUNTY OF BUTTE**  
**FY 2026 Proposed Budget vs. FY 2025 Budget**

	<b>FY 2026 Proposed Budget</b>	<b>FY 2025 Approved Budget</b>	<b>Difference</b>
NET DWELLING RENT	5,133,891	5,254,014	-120,123
TENANT CHARGES	62,725	68,075	-5,350
LAUNDRY REVENUE	29,400	33,820	-4,420
HUD SUBSIDY REVENUE	27,404,601	27,607,396	-202,795
HUD OTHER REVENUE	3,788,601	0	3,788,601
MORTGAGE INTEREST INCOME	76,369	76,369	0
FRAUD RECOVERY	51,500	50,000	1,500
OTHER INCOME	594,885	669,683	-74,798
INVESTMENT INCOME-unrestricted	1,772	14,956	-13,184
INVESTMENT INCOME-restricted	25,000	69,800	-44,800
<b>TOTAL REVENUE</b>	<b>37,168,744</b>	<b>33,844,113</b>	<b>3,324,631</b>
ADMIN. SALARIES	2,522,947	2,853,316	-330,369
AUDIT FEE	143,945	44,980	98,965
ADVERTISING & MKTG	13,036	22,496	-9,460
PR TAXES & BENEFITS-ADMIN	1,196,029	1,533,590	-337,561
OFFICE EXPENSES	161,913	273,315	-111,402
LEGAL EXPENSES	88,700	61,740	26,960
TRAINING & TRAVEL	93,557	211,465	-117,908
ALLOCATED OVERHEAD	20,975	0	20,975
OTHER ADMIN. EXPENSE	789,951	692,169	97,782
<b>TOTAL OPERATING ADMIN.</b>	<b>5,031,053</b>	<b>5,693,071</b>	<b>-662,018</b>
TENANT SERVICES-SALARIES	65,484	145,717	-80,233
PR TAXES & BENEFITS-TS	31,432	65,684	-34,252
TENANT SERVICES-MISC.	38,950	239,145	-200,195
<b>TOTAL TENANT SERVICES</b>	<b>135,866</b>	<b>450,546</b>	<b>-314,680</b>
WATER	329,081	235,864	93,217
ELECTRICITY	213,104	114,544	98,560
GAS	38,780	59,144	-20,364
GARBAGE	163,068	0	163,068
SEWER	178,029	247,239	-69,210
<b>TOTAL UTILITIES-PROJECT</b>	<b>922,062</b>	<b>656,791</b>	<b>265,271</b>
MAINTENANCE SALARIES	529,088	545,786	-16,698
MAINTENANCE MATERIALS	280,549	293,980	-13,431
MAINT. CONTRACT COSTS	1,120,825	1,244,010	-123,185
PR TAXES & BENEFITS-MAINT	229,004	247,213	-18,209
<b>TOTAL MAINTENANCE</b>	<b>2,159,466</b>	<b>2,330,989</b>	<b>-171,523</b>
PROTECTIVE SERVICES	31,420	33,900	-2,480
INSURANCE-ALL	449,406	452,187	-2,781
OTHER GENERAL EXP.	98,674	291,083	-192,409
PILOT	119,708	203,508	-83,800
BAD DEBTS-TENANT	51,850	67,000	-15,150
INTEREST EXPENSE	312,800	206,500	106,300
<b>TOTAL OTHER OP. EXPENSES</b>	<b>1,063,858</b>	<b>1,254,178</b>	<b>-190,320</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>9,312,305</b>	<b>10,385,575</b>	<b>-1,073,270</b>
HOUSING ASSIST. PAYMENTS	25,849,686	22,212,904	3,636,782
<b>TOTAL OTHER COSTS</b>	<b>25,849,686</b>	<b>22,212,904</b>	<b>3,636,782</b>
<b>TOTAL EXPENSES</b>	<b>35,161,991</b>	<b>32,598,479</b>	<b>2,563,512</b>
<b>RETAINED EARNINGS (less Deprec)</b>	<b>2,006,753</b>	<b>1,245,634</b>	<b>761,119</b>
- BOND \$ or RESERVE USAGE	80,000	229,250	-149,250
+/- CASH TRANSFERS	0	72,951	-72,951
- DEBT PRINCIPAL PAYMENTS	-355,777	-341,979	-13,798
+/- GAIN/LOSS ON PARS TRUST ACCOUNT		0	0
- CAPITALIZED ASSETS	-1,481,551	-988,851	-492,700
- RESERVE DEP or RESTR INTEREST	-94,536	-180,746	86,210
<b>NET CASH FLOW</b>	<b>154,889</b>	<b>36,259</b>	<b>118,630</b>

**HOUSING AUTHORITY of the COUNTY of BUTTE**  
**FY 2026 OPERATING BUDGET**

Effective 10/1/2025

(See Page 2)

	AGENCY WIDE TOTAL	HUD	HUD	HUD	HUD	HUD	USDA	Business
		Public Hsg	S8 HCV	S8 EHv	FSS/ROSS	CAP FUND	FLH	Activities
<b>REVENUE</b>	<b>3,051</b>	<b>345</b>	<b>2,254</b>	<b>102</b>	<b>0</b>	<b>0</b>	<b>103</b>	<b>247</b>
POTENTIAL DWELLING RENT	5,585,521	1,579,074	0	0	0	0	1,632,360	2,374,087
REBATES	-68,271	0	0	0	0	0	0	-68,271
VACANCY LOSS*	-383,360	-63,163	0	0	0	0	-244,854	-75,343
NET DWELLING RENT	5,133,891	1,515,911	0	0	0	0	1,387,506	2,230,473
TENANT CHARGES	62,725	40,000	0	0	0	0	150	22,575
LAUNDRY REVENUE	29,400	12,000	0	0	0	0	1,650	15,750
HUD SUBSIDY REVENUE	27,404,601	1,718,522	24,434,564	1,251,515	0	0	0	0
HUD OTHER REVENUE	3,788,601	0	2,393,040	112,779	100,173	1,182,608	0	0
MORTGAGE INTEREST INCOME	76,369	0	0	0	0	0	0	76,369
FRAUD RECOVERY	51,500	0	50,000	1,500	0	0	0	0
OTHER INCOME	594,885	0	7,500	0	0	0	0	587,385
INVESTMENT INCOME-unrestrict.	1,772	0	0	0	0	0	0	1,772
INVESTMENT INCOME-restricted	25,000	1,000	2,000	0	0	0	2,200	19,800
<b>TOTAL REVENUE</b>	<b>37,168,744</b>	<b>3,287,433</b>	<b>26,887,105</b>	<b>1,365,795</b>	<b>100,173</b>	<b>1,182,608</b>	<b>1,391,506</b>	<b>2,954,124</b>
<b>EXPENSES</b>								
ADMIN. SALARIES	2,522,947	959,979	1,035,724	97,072	0	77,295	110,002	242,875
AUDIT FEES	143,945	25,900	84,800	0	0	0	8,500	24,745
ADVERTISING & MKTG	13,036	0	5,000	0	0	0	1,500	6,536
PR TAXES & BENEFITS-ADMIN	1,196,029	460,790	497,147	46,595	0	37,101	45,037	109,358
OFFICE EXPENSES	161,913	25,200	82,425	0	0	0	5,500	48,788
LEGAL EXPENSES	88,700	18,900	39,060	0	0	0	2,500	28,240
TRAINING & TRAVEL	93,557	45,000	35,000	0	1,947	0	1,260	10,350
ALLOCATED OVERHEAD	20,975	0	0	0	0	0	0	20,975
OTHER ADMIN. EXPENSE	789,951	85,155	278,145	2,000	0	0	127,840	296,811
<b>TOTAL OPERATING ADMIN.</b>	<b>5,031,052</b>	<b>1,620,924</b>	<b>2,057,301</b>	<b>145,667</b>	<b>1,947</b>	<b>114,396</b>	<b>302,139</b>	<b>788,678</b>
TENANT SERVICES-SALARIES	65,484	0	0	0	65,484	0	0	0
PR TAXES & BENEFITS-TS	31,432	0	0	0	31,432	0	0	0
TENANT SERVICES-MISC.	38,950	6,300	0	0	0	0	0	32,650
<b>TOTAL TENANT SERVICES</b>	<b>135,866</b>	<b>6,300</b>	<b>0</b>	<b>0</b>	<b>96,916</b>	<b>0</b>	<b>0</b>	<b>32,650</b>
WATER	329,081	205,380	5,000	0	0	0	35,000	83,701
ELECTRICITY	213,104	23,940	33,100	0	0	0	37,882	118,182
GAS	38,780	11,340	1,000	0	0	0	10,850	15,590
GARBAGE	163,068	86,940	1,000	0	0	0	30,000	45,128
SEWER	178,029	56,700	5,000	0	0	0	29,635	86,694
<b>TOTAL UTILITIES-PROJECT</b>	<b>922,062</b>	<b>384,300</b>	<b>45,100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>143,367</b>	<b>349,295</b>
MAINTENANCE SALARIES	529,088	397,872	0	0	0	0	107,592	23,624
MAINTENANCE MATERIALS	280,549	217,800	5,000	0	0	0	24,989	32,760
MAINT. CONTRACT COSTS	1,120,825	487,620	11,340	0	0	0	190,273	431,592
PR TAXES & BENEFITS-MAINT	229,004	190,979	0	0	0	0	33,000	5,025
<b>TOTAL MAINTENANCE</b>	<b>2,159,466</b>	<b>1,294,271</b>	<b>16,340</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>355,854</b>	<b>493,001</b>
PROTECTIVE SERVICES	31,420	27,720	3,200	0	0	0	0	500
INSURANCE-ALL	449,406	202,000	2,200	0	0	0	95,092	150,114
OTHER GENERAL EXP.	98,674	29,305	5,000	0	0	0	53,704	10,665
PAYMENT IN LIEU OF TAXES	119,708	119,700	0	0	0	0	0	8
BAD DEBTS-TENANT	51,850	25,000	10,000	0	0	0	0	16,850
INTEREST EXPENSE	312,800	0	0	0	0	0	0	312,800
<b>TOTAL OTHER OP. EXPENSES</b>	<b>1,063,858</b>	<b>403,725</b>	<b>20,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>148,796</b>	<b>490,937</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>9,312,304</b>	<b>3,709,520</b>	<b>2,139,141</b>	<b>145,667</b>	<b>98,863</b>	<b>114,396</b>	<b>950,156</b>	<b>2,154,560</b>
HOUSING ASSIST. PAYMENTS	25,849,686	0	24,434,564	1,251,515	0	0	0	163,607
<b>TOTAL OTHER COSTS</b>	<b>25,849,686</b>	<b>0</b>	<b>24,434,564</b>	<b>1,251,515</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>163,607</b>
<b>TOTAL EXPENSES</b>	<b>35,161,990</b>	<b>3,709,520</b>	<b>26,573,706</b>	<b>1,397,182</b>	<b>98,863</b>	<b>114,396</b>	<b>950,156</b>	<b>2,318,167</b>
<b>RETAINED EARNINGS</b>	<b>2,006,754</b>	<b>-422,087</b>	<b>313,399</b>	<b>-31,387</b>	<b>1,310</b>	<b>1,068,212</b>	<b>441,350</b>	<b>635,957</b>
+ BOND \$ or RESERVE USAGE	80,000	0	0	0	0	0	80,000	0
+/- CASH TRANSFERS	0	236,522	-31,387	31,387	0	-236,522	0	0
- DEBT PRINCIPAL PAYMENTS	-355,777	0	0	0	0	0	-150,703	-205,074
- CAPITALIZED ASSETS	-1,481,551	-31,400	-102,400	0	0	-831,691	-333,850	-182,210
- RESERVE DEP or RESTR INTEREST	-94,536	0	0	0	0	0	-34,500	-60,036
<b>NET CASH FLOW</b>	<b>154,890</b>	<b>-216,965</b>	<b>179,612</b>	<b>0</b>	<b>1,310</b>	<b>0</b>	<b>2,297</b>	<b>188,637</b>

**HOUSING AUTHORITY of the COUNTY of BUTTE**  
**FY 2026 OPERATING BUDGET**

Effective 10/1/2025

BUSINESS ACTIVITIES TOTAL	OTHER HACB OWNED					(See Page 3)
	BA Admin	Demo Units	Mayor Commons	Gridley Springs II	21, 25, 33 E'wood	Bond Properties
247	50	7	12	24	3	151
2,374,087	0	74,778	98,928	241,818	45,753	1,912,810
-68,271	0	0	0	0	-1,860	-66,411
-75,343	0	-1,496	-8,018	-7,079	0	-58,750
2,230,473	0	73,282	90,910	234,739	43,893	1,787,649
22,575	0	200	600	1,000	150	20,625
15,750	0	0	0	130	0	15,620
76,369	76,369	0	0	0	0	0
587,385	587,385	0	0	0	0	0
1,772	1,700	0	0	0	0	72
19,800	19,800	0	0	0	0	0
2,954,124	685,254	73,482	91,510	235,869	44,043	1,823,966
242,875	219,340	0	0	23,535	0	0
24,745	9,300	100	200	13,000	70	2,075
6,536	0	0	1,600	650	0	4,286
109,358	105,283	0	0	4,075	0	0
48,788	9,030	0	300	19,559	60	19,839
28,240	17,640	0	0	1,200	0	9,400
10,350	10,000	0	0	350	0	0
20,975	0	0	1,488	0	360	19,127
296,811	30,450	3,600	17,139	18,396	11,495	215,731
788,678	401,043	3,700	20,727	80,765	11,985	270,458
32,650	13,650	18,000	250	0	0	750
32,650	13,650	18,000	250	0	0	750
83,701	8,926	400	6,000	6,890	1,740	59,745
118,182	86,505	0	1,020	3,050	0	27,607
15,590	5,310	0	0	1,225	0	9,055
45,128	500	5,352	2,880	6,400	648	29,348
86,694	4,512	6,338	0	12,400	1,080	62,364
349,295	105,753	12,090	9,900	29,965	3,468	188,119
23,624	0	0	0	23,624	0	0
32,760	7,560	0	0	25,200	0	0
431,592	30,000	15,400	12,390	43,900	3,900	326,002
5,025	0	0	0	5,025	0	0
493,001	37,560	15,400	12,390	97,749	3,900	326,002
500	500	0	0	0	0	0
150,114	15,000	4,200	38,000	10,150	1,968	80,796
10,665	10,000	500	0	165	0	0
8	8	0	0	0	0	0
16,850	0	100	0	0	0	16,750
312,800	0	0	0	0	0	312,800
490,937	25,508	4,800	38,000	10,315	1,968	410,346
2,154,560	583,513	53,990	81,267	218,794	21,321	1,195,676
163,607	163,607	0	0	0	0	0
163,607	163,607	0	0	0	0	0
2,318,167	747,120	53,990	81,267	218,794	21,321	1,195,676
635,957	-61,866	19,493	10,243	17,075	22,722	628,290
0	0	0	0	0	0	0
0	0	0	0	0	0	0
-205,074	0	0	0	0	0	-205,074
-182,210	-11,200	-10,000	0	0	0	-161,010
-60,036	0	0	-6,000	-10,236	0	-43,800
188,637	-73,066	9,493	4,243	6,839	22,722	218,406

**HOUSING AUTHORITY of the COUNTY of BUTTE**  
**FY 2026 OPERATING BUDGET**

Effective 10/1/2025

	Page 3 BOND TOTALS	2020A BOND PROPERTIES					
		Budgets Approved by Board August 2025					
		1519 Locust	Park Place Apts	Lincoln Apts	Alamont Apts	Evanswood Estates	Cordillera / Cameo
<b>REVENUE</b>	151	10	40	18	30	28	25
POTENTIAL DWELLING RENT	1,912,810	110,189	385,551	209,293	418,165	536,034	253,578
REBATES & MANAGER UNIT	-66,411	0	-9,300	-10,476	-15,705	-16,350	-14,580
VACANCY LOSS*	-58,750	-3,400	-11,600	-6,400	-11,700	-15,300	-10,350
NET DWELLING RENT	1,787,649	106,789	364,651	192,417	390,760	504,384	228,648
TENANT CHARGES	20,625	2,625	3,550	1,800	2,850	8,050	1,750
LAUNDRY REVENUE	15,620	300	3,540	4,440	5,940	0	1,400
INVESTMENT INCOME-unrestricted	72	12	12	12	12	12	12
INVESTMENT INCOME-restricted	0	0	0	0	0	0	0
<b>TOTAL REVENUE</b>	<b>1,823,966</b>	<b>109,726</b>	<b>371,753</b>	<b>198,669</b>	<b>399,562</b>	<b>512,446</b>	<b>231,810</b>
<b>EXPENSES</b>							
AUDIT FEE	2,075	200	400	200	300	300	675
ADVERTISING & MKTG	4,286	498	960	648	780	800	600
OFFICE EXPENSES	19,839	570	6,660	2,628	3,160	3,390	3,431
LEGAL EXPENSES	9,400	1,200	2,600	1,200	1,400	1,500	1,500
ALLOCATED OVERHEAD	19,127	0	4,800	2,688	4,476	4,175	2,988
OTHER ADMIN. EXPENSE	215,731	10,250	26,392	16,290	28,811	114,279	19,709
<b>TOTAL OPERATING ADMIN.</b>	<b>270,458</b>	<b>12,718</b>	<b>41,812</b>	<b>23,654</b>	<b>38,927</b>	<b>124,444</b>	<b>28,903</b>
TENANT SERVICES-MISC.	750	0	0	0	0	0	750
<b>TOTAL TENANT SERVICES</b>	<b>750</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>750</b>
WATER	59,745	3,170	12,735	5,424	14,460	17,029	6,927
ELECTRICITY	27,607	795	6,712	6,900	10,560	240	2,400
GAS	9,055	0	1,853	1,257	0	125	5,820
GARBAGE	29,348	1,832	4,200	2,728	4,124	6,048	10,416
SEWER	62,364	2,550	23,885	4,994	9,529	16,095	5,311
<b>TOTAL UTILITIES-PROJECT</b>	<b>188,119</b>	<b>8,347</b>	<b>49,385</b>	<b>21,303</b>	<b>38,673</b>	<b>39,537</b>	<b>30,874</b>
MAINT. CONTRACT COSTS	326,002	27,626	74,960	45,018	63,657	72,475	42,266
<b>TOTAL MAINTENANCE</b>	<b>326,002</b>	<b>27,626</b>	<b>74,960</b>	<b>45,018</b>	<b>63,657</b>	<b>72,475</b>	<b>42,266</b>
INSURANCE-ALL	80,796	4,944	16,584	8,808	11,184	28,284	10,992
OTHER GENERAL EXP.	0	0	0	0	0	0	0
PILOT	0	0	0	0	0	0	0
BAD DEBTS-TENANT	16,750	1,100	1,000	1,900	2,400	7,500	2,850
INTEREST EXPENSE	312,800	21,424	85,685	38,560	64,266	59,978	42,887
<b>TOTAL OTHER OP. EXPENSES</b>	<b>410,346</b>	<b>27,468</b>	<b>103,269</b>	<b>49,268</b>	<b>77,850</b>	<b>95,762</b>	<b>56,729</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,195,676</b>	<b>76,160</b>	<b>269,426</b>	<b>139,243</b>	<b>219,107</b>	<b>332,218</b>	<b>159,522</b>
<b>TOTAL EXPENSES</b>	<b>1,195,676</b>	<b>76,160</b>	<b>269,426</b>	<b>139,243</b>	<b>219,107</b>	<b>332,218</b>	<b>159,522</b>
<b>RETAINED EARNINGS</b>	<b>628,290</b>	<b>33,566</b>	<b>102,327</b>	<b>59,426</b>	<b>180,455</b>	<b>180,228</b>	<b>72,288</b>
+ BOND \$ or RESERVE USAGE	0	0	0	0	0	0	0
+/- CASH TRANSFERS	0	0	0	0	0	0	0
- DEBT PRINCIPAL PAYMENTS	-205,074	-14,046	-56,175	-25,280	-42,134	-39,322	-28,117
- CAPITALIZED ASSETS	-161,010	-16,500	-15,900	-12,800	-48,140	-32,000	-35,670
- RESERVE DEP or RESTR INTEREST	-43,800	-3,000	-12,000	-5,400	-9,000	-8,400	-6,000
<b>NET CASH FLOW</b>	<b>218,406</b>	<b>20</b>	<b>18,252</b>	<b>15,946</b>	<b>81,181</b>	<b>100,506</b>	<b>2,501</b>

Operating Budget page 3 of 3



## HOUSING AUTHORITY of the County of Butte

(530) 895-4474  
FAX (530) 894-8738  
TDD/TTY (800) 735-2929  
(800) 564-2999 Butte County Only  
WEBSITE: [www.butte-housing.com](http://www.butte-housing.com)  
2039 Forest Avenue • Chico, CA 95928

September 11, 2025

### Memo

To: HACB Board of Commissioners

From: Angie Little, Rental Assistance Programs Manager  
Tamra C. Young, Deputy Executive Director

Subject: Resolution No. 4973 – 2026 HUD Section 8 HCV and EHV Payment Standards

Each year, as administrator of the HUD Section 8 Housing Choice Voucher (HCV) Program, the HACB sets Payment Standards for its rental assistance programs. HUD issues Fair Market Rent (FMR) data, which is then analyzed by the local PHA for applicability to local market conditions and program funding levels. The PHA then adopts the standards, which are applied to program administration for the following fiscal year. The PHA has discretionary authority to set the Payment Standards anywhere from 90-110% of the FMRs.

Below are two (2) charts, the first showing current 2025 FMRs and adopted Payment Standards for each of HACB's jurisdictions, Butte and Glenn Counties. The second chart shows HUD's 2026 FMRs and staff's recommendations for Payment Standards. This year's published Fair Market Rents represent an average increase of 10% for the majority of HACB's jurisdiction.

We have conducted an extensive analysis of the HCV program budget versus expenses, taking into account the following factors:

- The effect of the Project Based Vouchers on the program's Per Unit Cost as these rents will increase by approximately 14%
- The plan to transfer the EHV participants into HCV mid-2026
- A budget shortfall is predicted for 2026
- The current housing market indicates a surplus of affordable multi-family units in good condition, providing competitive rental rates.

Based on these factors, staff recommends that HCV Payment Standards remain unchanged for the second year in a row.

The EHV Program is sunsetting in 2026, and a plan is being drafted to absorb these participants into the HCV program; therefore, staff recommends no change to EHV Payment Standards.





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 2039 Forest Avenue • Chico, CA 95928

### 2025 HCV FMRs and Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2025 HUD FMR	\$1069	\$1126	\$1466	\$2054	\$2462
% FMR	107.9%	106.6%	107.1%	107.8%	108.2%
<b>Butte County 2025 Payment Standard</b>	<b>\$1153</b>	<b>\$1200</b>	<b>\$1570</b>	<b>\$2213</b>	<b>\$2665</b>
Glenn County – 2025 HUD FMR	\$841	\$935	\$1227	\$1631	\$2060
% FMR	100.8%	101.8%	102%	100.1%	98.5%
<b>Glenn County 2025 Payment Standard</b>	<b>\$848</b>	<b>\$952</b>	<b>\$1251</b>	<b>\$1632</b>	<b>\$2030</b>

### 2026 HCV FMRs and Proposed Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2026 HUD FMR	\$1155	\$1270	\$1625	\$2260	\$2726
% FMR	99.8%	94.5%	96.6%	97.9%	97.8%
<b>Butte County 2026 Payment Standard</b>	<b>\$1153</b>	<b>\$1200</b>	<b>\$1570</b>	<b>\$2213</b>	<b>\$2665</b>
Glenn County – 2026 HUD FMR	\$939	\$1038	\$1362	\$1807	\$2179
% FMR	90.3%	91.7%	91.9%	90.3%	93.2%
<b>Glenn County 2026 Payment Standard</b>	<b>\$848</b>	<b>\$952</b>	<b>\$1251</b>	<b>\$1632</b>	<b>\$2030</b>

### 2025 EHV FMRs and Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2025 HUD FMR	\$1069	\$1126	\$1466	\$2054	\$2462
% FMR	120%	120%	120%	120%	120%
<b>Butte County 2025 Payment Standard</b>	<b>\$1283</b>	<b>\$1351</b>	<b>\$1759</b>	<b>\$2464</b>	<b>\$2954</b>
Glenn County – 2025 HUD FMR	\$771	\$866	\$1138	\$1484	\$1846
% FMR	120%	120%	120%	120%	120%
<b>Glenn County 2025 Payment Standard</b>	<b>\$1009</b>	<b>\$1122</b>	<b>\$1472</b>	<b>\$1957</b>	<b>\$2472</b>

### 2026 EHV FMRs and Proposed Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2026 HUD FMR	\$1155	\$1270	\$1625	\$2260	\$2726
% FMR	111.1%	106.4%	108.25%	109%	108.4%
<b>Butte County 2026 Payment Standard</b>	<b>\$1283</b>	<b>\$1351</b>	<b>\$1759</b>	<b>\$2464</b>	<b>\$2954</b>
Glenn County – 2026 HUD FMR	\$939	\$1038	\$1362	\$1807	\$1179
% FMR	107.5%	108.1%	108.1%	108%	113.5%
<b>Glenn County 2026 Payment Standard</b>	<b>\$1009</b>	<b>\$1122</b>	<b>\$1472</b>	<b>\$1957</b>	<b>\$2472</b>

Recommendation: Adoption of Resolution No. 4973



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

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4973

DETERMINATION OF 2026 PAYMENT STANDARDS  
FOR THE HUD SECTION 8 HOUSING CHOICE VOUCHER PROGRAM AND  
EMERGENCY HOUSING VOUCHER PROGRAM

WHEREAS, the Housing Authority of the County of Butte (HACB) administers under contract the U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher (HCV) program in two jurisdictions, Butte and Glenn Counties; and

WHEREAS, the Housing Authority of the County of Butte (HACB) administers under contract the U.S. Department of Housing and Urban Development (HUD) Emergency Housing Voucher (EHV) program in two jurisdictions, Butte and Glenn Counties; and

WHEREAS, each year HUD, in accordance with 24 CFR Part 982, issues Fair Market Rent (FMR) data for the HACB's jurisdictions, such data to be used by the HACB as a starting point in the determination of Payment Standards for purposes of administration of the HCV and EHV programs; and

WHEREAS, by program regulation, HACB has authority to set areawide HCV Payment Standards between 90% and 110% of the applicable FMR for each unit size, and can set Payment Standards for the EHV program at up to 120% of the applicable FMR for each unit size; and

WHEREAS, the HACB determines Payment Standards that is the amount generally needed to rent a moderately-priced dwelling unit in the local housing market and that is used to calculate the amount of housing assistance a family will receive; and

WHEREAS, HACB has reviewed its available HCV and EHV program budget authorities and obligations, as well as its Rent Reasonableness database, regarding rent burdens in the two (2) jurisdictional areas; and

WHEREAS, the HACB had determined that Payment Standards for 2026 be set in accordance with the following tables, such Payment Standards being determined to be in the best interest of the HACB, its HCV and EHV programs, and its HCV and EHV program participants;

**2026 HCV FMRs and Payment Standards**

	Bedrooms				
	0	1	2	3	4
Butte County – 2026 HUD FMR	\$1155	\$1270	\$1625	\$2260	\$2726
% FMR	99.8%	94.5%	96.6%	97.9%	97.8%
<b>Butte County 2026 Payment Standard</b>	<b>\$1153</b>	<b>\$1200</b>	<b>\$1570</b>	<b>\$2213</b>	<b>\$2665</b>
Glenn County – 2026 HUD FMR	\$939	\$1038	\$1362	\$1807	\$2179
% FMR	90.3%	91.7%	91.9%	90.3%	93.2%
<b>Glenn County 2026 Payment Standard</b>	<b>\$848</b>	<b>\$952</b>	<b>\$1251</b>	<b>\$1632</b>	<b>\$2030</b>

## 2026 EHV FMRs and Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2026 HUD FMR	\$1155	\$1270	\$1625	\$2260	\$2726
% FMR	111.1%	106.4%	108.3%	109%	108.4%
<b>Butte County 2026 Payment Standard</b>	<b>\$1283</b>	<b>\$1351</b>	<b>\$1759</b>	<b>\$2464</b>	<b>\$2954</b>
Glenn County – 2026 HUD FMR	\$939	\$1038	\$1362	\$1807	\$2179
% FMR	107.5%	108.1%	108.1%	108%	113.5%
<b>Glenn County 2026 Payment Standard</b>	<b>\$1009</b>	<b>\$1122</b>	<b>\$1472</b>	<b>\$1957</b>	<b>\$2472</b>

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to set its 2026 Payment Standards for the HUD Section 8 Housing Choice Voucher and Emergency Housing Voucher programs in accordance with the tables above, such standards to be applied effective October 1, 2025.

Dated: September 18, 2025.

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David Pittman, Board Chair

ATTEST:

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Lawrence C. Guanzon, Secretary



# National Conference



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