

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE (HACB)**

**Board of Commissioners Meeting**

2039 Forest Avenue  
Chico, California 95928

**MEETING AGENDA**

January 15, 2026

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/274749221>

You can also dial in using your phone.

Access Code:

274 749 221

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[1 866 899 4679](tel:18668994679)

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

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

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NEXT RESOLUTION NO. 4983

ITEMS OF BUSINESS

1. ROLL CALL

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Board of Commissioners  
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2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

3.1 Minutes for the meeting of December 18, 2025

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$457,140.77
3.2.2	Landlords –	\$2,120,553.44
3.2.3	Payroll –	\$149,505.02

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

4. CORRESPONDENCE

4.1 “IRS sets 2026 business standard mileage rate at 72.5 cents per mile, up 2.5 cents”  
IRS, December 29, 2025

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Personnel – Adopt Publicly Available Pay Schedules for HACB.

Recommendation:

Resolution No. 4983

6. MEETING OPEN FOR PUBLIC DISCUSSION

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7. MATTERS CONTINUED FOR DISCUSSION
8. SPECIAL REPORTS
9. REPORTS FROM COMMISSIONERS
10. MATTERS INITIATED BY COMMISSIONERS
11. EXECUTIVE SESSION
12. COMMISSIONERS' CALENDAR
  - **NorCal/Nevada NAHRO 2026 Annual Conference, January 25-27, 2026, Napa, CA**
  - **Next Meeting February 19, 2026**
  - **Washington NAHRO Conference 2026, March 9 – 11, 2026, Washington, D.C.**
13. ADJOURNMENT

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

**MEETING MINUTES OF  
December 18, 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 2:05 p.m.

**1. ROLL CALL**

Present for the Commissioners: Randy Coy, Bob Crowe, David Pittman and Sarah Richter; all attended in person with the exception of Commissioner Coy, who attended by web conference.

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.

Others Present: Marco Cruz, CFO Consultant

**2. AGENDA AMENDMENTS**

None.

**3. CONSENT CALENDAR**

Commissioner Crowe moved that the Consent Calendar be accepted as presented. Commissioner Richter seconded. The approval of the consent calendar includes approval for staff to enter into contract negotiations with Smith Marion & Co. as new auditor selection for FYE 2025. The vote in favor was unanimous.

**4. CORRESPONDENCE**

None.

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5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Mayer Commons, Paradise – The HACB is seeking authorization to grant Pacific Gas and Electric (PG&E) a permanent utility easement at Mayer Commons (1561 Kay Court, Paradise). Project Manager Taylor Gonzalez shared that the easement allows PG&E to install and maintain utility infrastructure to serve an adjacent "flag lot" that lacks direct street access. The new easement is limited in scope and will be located primarily within an existing ingress-and-egress easement on the southwestern portion of the property. HACB staff determined the utilities will not interfere with current or future uses of Mayer Commons. Additionally, PG&E will pay a one-time fee of \$500 for the easement rights. The proposed easement and resolution has been reviewed and approved for presentation to the Board by HACB Counsel.

**\*RESOLUTION NO. 4982\***

Commissioner Pittman moved that Resolution No. 4982 be adopted by reading of title only: "AUTHORIZING CONVEYANCE OF A PUBLIC UTILITY EASEMENT TO PACIFIC GAS AND ELECTRIC COMPANY ON AUTHORITY OWNED PARCEL 053-170-144". Commissioner Richter seconded. The vote in favor was unanimous.

8. SPECIAL REPORTS

Executive Director Guanzon shared that Rental Assistance Programs Manager Angie Little is the newly elected Butte Countywide Continuum of Care (CoC) Chair. Ms. Little shared that prior to being elected Chair she served as Vice Chair.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

An Executive Session was on the agenda, however there was not update to report on the item and therefor there was not Executive Session during the December 18, 2025 meeting.

*Housing Authority of the County of Butte  
Board of Commissioners  
Minutes – Meeting of December 18, 2025*

12. COMMISSIONERS' CALENDAR

- **Next Meeting: January 15, 2026**
- **January 25-27, 2026 NorCal/Nevada NAHRO 2026 Annual Conference, Napa, CA**

13. ADJOURNMENT

The meeting was adjourned at 2:27 p.m.

Dated: December 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**

Check Date	Check #	Vendor	Total Amount
12/1/2025	4691	v0000010 - California Water Service - Oroville	164.00
12/1/2025	4692	v0000014 - Gridley Municipal Utilities	722.00
12/1/2025	4693	v0000031 - PG&E	1,785.00
12/4/2025	4694	t0025871 - Sweeney	326.65
12/4/2025	4695	t0041648 - Ketterling	228.13
12/4/2025	4696	v0000006 - Biggs Municipal Utilities	3,015.19
12/4/2025	4697	v0000007 - CITY OF CHICO (22332) (FUEL)	1,794.25
12/4/2025	4698	v0000010 - California Water Service - Oroville	201.97
12/4/2025	4699	v0000011 - California Water Service - Chico	135.56
12/4/2025	4700	v0000011 - California Water Service - Chico	4,919.49
12/4/2025	4701	v0000014 - Gridley Municipal Utilities	1,404.40
12/4/2025	4702	v0000015 - A-1 Appliance	10.93
12/4/2025	4703	v0000031 - PG&E	1,975.14
12/4/2025	4704	v0000031 - PG&E	4,693.84
12/4/2025	4705	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,903.85
12/4/2025	4706	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	1,976.02
12/4/2025	4707	v0000057 - OPER. ENG. LOCAL #3	748.00
12/4/2025	4708	v0000072 - Towne Flooring Center	1,724.06
12/4/2025	4709	v0000082 - ENTERPRISE-RECORD	151.32
12/4/2025	4710	v0000085 - LES SCHWAB TIRES	1,205.74
12/4/2025	4711	v0000113 - MILLER GLASS, INC.	371.96
12/4/2025	4712	v0000140 - COMCAST CABLE	491.85
12/4/2025	4713	v0000238 - Baker Distributing Company, Inc.	77.48
12/4/2025	4714	v0000267 - OFFICE DEPOT INC	20.31
12/4/2025	4715	v0000289 - Matson & Isom Technology Consulting	430.00
12/4/2025	4716	v0000322 - Oroville Safe & Lock	565.92
12/4/2025	4717	v0000382 - FedEx	99.48
12/4/2025	4718	v0000425 - Climate & Energy Solutions	929.25
12/4/2025	4719	v0000428 - Adecco Employment Services	4,505.60
12/4/2025	4720	v0000459 - E Center	222.73
12/4/2025	4721	v0000474 - Advanced Document	268.11
12/4/2025	4722	v0000592 - Neal Road Recycling & Waste	70.33
12/4/2025	4723	v0000631 - Hignell, Inc. dba Experts in Your Home	350.00
12/4/2025	4724	v0000669 - ROTO-ROOTER OROVILLE	155.00
12/4/2025	4725	v0000680 - MAINTENANCE PLUS	615.11
12/4/2025	4726	v0000773 - Clean Master	3,522.00
12/4/2025	4727	v0000795 - Richard's North State Pest Mgmt (dba)	1,654.50
12/4/2025	4728	v0000801 - Chico Turf Plus, LLC	240.00
12/4/2025	4729	v0000805 - Mendes Supply Company (dba)	905.15
12/4/2025	4730	v0000829 - Armed Guard Private Security, Inc	300.00
12/4/2025	4731	v0000879 - GUZI-WEST Inspection and Consulting. LLC	3,465.00
12/4/2025	4732	v0000888 - Sarah Richter	50.00
12/4/2025	4733	v0004549 - Randy Coy	50.00
12/4/2025	4734	v0004653 - Jessee Heating & Air Conditioning	11,420.00
12/4/2025	4735	v0004715 - Gaynor Telesystems, Inc.	20,172.40
12/4/2025	4736	v0004884 - Mayer Commons	30,000.00
12/10/2025	4737	t0039940 - Marino, Jr.	530.00
12/18/2025	4738	v0000004 - CHWCA	26,706.00
12/18/2025	4739	v0000010 - California Water Service - Oroville	367.36
12/18/2025	4740	v0000010 - California Water Service - Oroville	480.90
12/18/2025	4741	v0000010 - California Water Service - Oroville	189.03
12/18/2025	4742	v0000010 - California Water Service - Oroville	5,394.13
12/18/2025	4743	v0000014 - Gridley Municipal Utilities	1,211.40
12/18/2025	4744	v0000017 - EAGLE SECURITY SYSTEMS	127.38
12/18/2025	4745	v0000031 - PG&E	28.95

12/18/2025	4746	v0000031 - PG&E	29.82
12/18/2025	4747	v0000031 - PG&E	16.82
12/18/2025	4748	v0000031 - PG&E	230.23
12/18/2025	4749	v0000031 - PG&E	254.15
12/18/2025	4750	v0000031 - PG&E	60.05
12/18/2025	4751	v0000031 - PG&E	250.57
12/18/2025	4752	v0000031 - PG&E	5.86
12/18/2025	4753	v0000031 - PG&E	1,833.16
12/18/2025	4754	v0000040 - Gregory P. Einhorn	2,685.00
12/18/2025	4755	v0000108 - AT&T	92.35
12/18/2025	4756	v0000113 - MILLER GLASS, INC.	702.50
12/18/2025	4757	v0000140 - COMCAST CABLE	1,463.72
12/18/2025	4758	v0000149 - Susana Torres-Agustin	1,609.80
12/18/2025	4759	v0000206 - JACKSON'S GLASS CO, INC.	542.05
12/18/2025	4760	v0000229 - InterWest Insurance Services, LLC	2,000.00
12/18/2025	4761	v0000235 - HD Supply Facilities Maintenance, Ltd.	4,214.31
12/18/2025	4762	v0000236 - National Credit Reporting	46.70
12/18/2025	4763	v0000238 - Baker Distributing Company, Inc.	32.38
12/18/2025	4764	v0000241 - WASTE MANAGEMENT	1,831.51
12/18/2025	4765	v0000250 - PSWRC-NAHRO	537.92
12/18/2025	4766	v0000267 - OFFICE DEPOT INC	131.02
12/18/2025	4767	v0000289 - Matson & Isom Technology Consulting	1,365.00
12/18/2025	4768	v0000312 - Unum Life Insurance Company	884.10
12/18/2025	4769	v0000312 - Unum Life Insurance Company	604.03
12/18/2025	4770	v0000357 - Yuba City	167.00
12/18/2025	4771	v0000361 - Awards Company	194.85
12/18/2025	4772	v0000401 - Plan B Professional Answering Services	149.60
12/18/2025	4773	v0000412 - Creative Composition, Inc.	581.83
12/18/2025	4774	v0000428 - Adecco Employment Services	2,816.00
12/18/2025	4775	v0000459 - E Center	226.25
12/18/2025	4776	v0000469 - Thermalito Irrigation	538.03
12/18/2025	4777	v0000554 - GreatAmerica Financial Services	202.50
12/18/2025	4778	v0000592 - Neal Road Recycling & Waste	110.06
12/18/2025	4779	v0000669 - ROTO-ROOTER OROVILLE	680.00
12/18/2025	4780	v0000680 - MAINTENANCE PLUS	702.11
12/18/2025	4781	v0000805 - Mendes Supply Company (dba)	274.90
12/18/2025	4782	v0000857 - ECORP Consulting, Inc.	2,640.00
12/18/2025	4783	v0000863 - Nor-Cal Landscape Maintenance dba	13,000.00
12/18/2025	4784	v0000893 - Genuine Parts Company	262.00
12/18/2025	4785	v0000903 - Chico Auto Care / Ace Radiator	5,882.27
12/18/2025	4786	v0004614 - City of Chico (Sewer)	34.46
12/18/2025	4787	v0004614 - City of Chico (Sewer)	1,841.97
12/18/2025	4788	v0004653 - Jessee Heating & Air Conditioning	225.00
12/18/2025	4789	v0004715 - Gaynor Telesystems, Inc.	121.60
12/31/2025	4790	v0000007 - CITY OF CHICO (22332) (FUEL)	526.92
12/31/2025	4791	v0000011 - California Water Service - Chico	4,664.85
12/31/2025	4792	v0000140 - COMCAST CABLE	501.73
12/31/2025	4793	v0000171 - Industrial Power Products dba	612.18
12/31/2025	4794	v0000192 - Nan McKay & Associates, Inc.	239.00
12/31/2025	4795	v0000402 - US Bank	332.80
12/31/2025	4796	v0000428 - Adecco Employment Services	2,816.00
12/31/2025	4797	v0000504 - Jiffy Lube, Inc.	95.32
12/31/2025	4798	v0000592 - Neal Road Recycling & Waste	210.96
12/31/2025	4799	v0000669 - ROTO-ROOTER OROVILLE	340.00
12/31/2025	4800	v0000801 - Chico Turf Plus, LLC	1,060.00
12/31/2025	4801	v0000806 - Cypress Dental Administrators	3,372.86
12/31/2025	4802	v0000829 - Armed Guard Private Security, Inc	300.00
12/31/2025	4803	v0000888 - Sarah Richter	50.00
12/31/2025	4804	v0004549 - Randy Coy	50.00



12/31/2025	4805	v0004653 - Jessee Heating & Air Conditioning	46,130.00
12/31/2025	4806	v0004827 - Verdant Commercial Capital LLC	273.13
12/3/2025	100483	v0001741 - Everett	1,342.00
12/3/2025	100484	v0003139 - CAA North Point Chico LP	1,259.00
12/3/2025	100485	v0003960 - Chico Housing Action Team	1,590.00
12/3/2025	100486	v0003988 - Elle Property Management Solutions	269.00
12/3/2025	100487	v0004575 - North Creek Crossings	784.00
12/3/2025	100488	v0004819 - Raul J Ramirez	1,652.00
12/3/2025	100489	v0004854 - Chico Cussick Avenue LP	938.00
12/3/2025	100490	v0004875 - Chico Bar Trianlge LP	0.00
12/3/2025	100491	v0004875 - Chico Bar Trianlge LP	2,308.00
12/4/2025	100492	v0000159 - Tamra C. Young	387.50
12/4/2025	100493	v0000240 - CIC	232.40
12/4/2025	100494	v0000807 - David Pittman	50.00
12/4/2025	100495	v0000859 - Richard H. Ober	50.00
12/4/2025	100496	v0000890 - Robert R. Crowe	50.00
12/4/2025	100497	v0004869 - Elevates Consulting LLC	7,132.65
12/15/2025	100498	v0004207 - Metzen	987.00
12/18/2025	100499	v0000159 - Tamra C. Young	229.67
12/18/2025	100500	v0000240 - CIC	1,696.35
12/18/2025	100501	v0000724 - ED MAYER	833.64
12/18/2025	100502	v0000821 - Golden State Risk Management Authority	38,257.00
12/18/2025	100503	v0004207 - Metzen	1,500.00
12/18/2025	100504	v0004479 - Netsys Systems, Inc.	210.00
12/18/2025	100505	v0004869 - Elevates Consulting LLC	12,384.05
12/31/2025	100506	v0000155 - Susanne Kemp	122.93
12/31/2025	100507	v0000456 - Marysol Perez	43.69
12/31/2025	100508	v0000807 - David Pittman	50.00
12/31/2025	100509	v0000890 - Robert R. Crowe	50.00
12/31/2025	100510	v0004526 - VSP Vision Care	544.85
12/31/2025	100511	v0004543 - Joseph Young	371.00
12/11/2025	102467	v0004576 - Aflac	886.62
12/15/2025	3068294	v0000059 - CalPERS	40,032.08
12/15/2025	3068295	v0000059 - CalPERS	12,765.82
12/15/2025	3068296	v0000059 - CalPERS	6,604.29
12/15/2025	3068297	v0000059 - CalPERS	433.17
12/15/2025	3068330	v0000059 - CalPERS	315.00
12/29/2025	3078342	v0000059 - CalPERS	12,750.66
12/29/2025	3078343	v0000059 - CalPERS	6,615.52
12/29/2025	3078344	v0000059 - CalPERS	315.00
12/3/2025	12032025	v0000793 - Verizon Wireless	1,058.04
12/16/2025	12162025	v0000088 - Home Depot Credit Services	5,327.09
12/18/2025	12182025	v0000039 - TPx Communications	1,032.34
12/29/2025	12292025	v0000048 - Valero Fleet	436.83
12/29/2025	12292025	v0000439 - Umpqua Bank	4,194.54
12/29/2025	12292025	v0000793 - Verizon Wireless	1,127.72
12/19/2025	33354888	v0000891 - Paylocity	878.48
12/15/2025	598601943	v0000181 - Empower	1,495.00
12/29/2025	606086110	v0000181 - Empower	1,495.00

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**TOTAL      432,810.03**

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

Check Date	Check #	Vendor	Total Amount
12/4/2025	1203	v0000660 - HACB	674.50
TOTAL			674.50

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

<b>Check Date</b>	<b>Check #</b>	<b>Vendor</b>	<b>Total Amount</b>
12/4/2025	1557	v0000382 - FedEx	72.35
12/4/2025	1558	v0000660 - HACB	23,263.73
12/4/2025	1559	v0000807 - David Pittman	50.00
12/4/2025	1560	v0000859 - Richard H. Ober	50.00
12/4/2025	1561	v0000888 - Sarah Richter	50.00
12/4/2025	1562	v0000890 - Robert R. Crowe	50.00
12/31/2025	1563	v0000382 - FedEx	120.16
<b>TOTAL</b>			<b>23,656.24</b>

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE**

**HOUSING CHOICE VOUCHER (SECTION 8)**

**UTILIZATION SUMMARY REPORT**

**ROLLING 12 MONTH ANALYSIS**

UNITS LEASED SUMMARY	JAN'26	DEC'25	NOV'25	OCT'25	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25	APR'25	MAR'25	FEB'25
<b>BUTTE</b>												
ACC UNIT MONTHS	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983
CURRENT LEASED	1839	1861	1855	1870	1851	1851	1860	1868	1873	1881	1889	1901
VOUCHER UTILIZATION %	92.74%	93.85%	93.55%	94.30%	93.34%	93.34%	93.80%	94.20%	94.45%	94.86%	95.26%	95.86%
<b>GLENN</b>												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	106	98	100	94	102	102	100	101	104	105	106	105
VOUCHER UTILIZATION %	121.84%	112.64%	114.94%	108.05%	117.24%	117.24%	114.94%	116.09%	119.54%	120.69%	121.84%	120.69%
<b>VASH</b>												
ACC UNIT MONTHS	214	214	214	214	214	214	214	214	214	214	214	194
CURRENT LEASED	185	188	188	187	189	187	184	171	166	158	157	157
VOUCHER UTILIZATION %	86.45%	87.85%	87.85%	87.38%	88.32%	87.38%	85.98%	79.91%	77.57%	73.83%	73.36%	80.93%
<b>TOTAL</b>												
ACC UNIT MONTHS	2284	2284	2284	2284	2284	2284	2284	2284	2284	2284	2284	2264
CURRENT LEASED	2130	2147	2143	2151	2142	2140	2144	2140	2143	2144	2152	2163
VOUCHER UTILIZATION %	93.26%	94.00%	93.83%	94.18%	93.78%	93.70%	93.87%	93.70%	93.83%	93.87%	94.22%	95.54%

HAP SUMMARY*	JAN'26	DEC'25	NOV'25	OCT'25	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25	APR'25	MAR'25	FEB'25
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	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477
ACTUAL HAP	\$ 1,919,035	\$ 1,936,680	\$ 1,939,052	\$ 1,939,494	\$ 1,933,205	\$ 1,922,893	\$ 1,909,809	\$ 1,905,886	\$ 1,902,649	\$ 1,898,991	\$ 1,891,106	\$ 1,891,143
PER UNIT COST	\$ 901	\$ 902	\$ 905	\$ 902	\$ 903	\$ 899	\$ 891	\$ 891	\$ 888	\$ 886	\$ 879	\$ 874
BUDGET UTILIZATION %	103.48%	104.43%	104.56%	104.58%	104.25%	103.69%	102.98%	102.77%	102.60%	102.40%	101.98%	101.98%

ACTIVITY SUMMARY	JAN'26	DEC'25	NOV'25	OCT'25	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25	APR'25	MAR'25	FEB'25
# PORT IN BILLED	41	41	41	41	40	37	32	31	28	27	25	24
#PORT OUT UNDER CONTRACT	81	81	80	80	79	77	76	76	77	76	73	71
ZERO HAP	7	9	9	4	3	5	4	6	4	8	8	7
UTILITY ASSISTANCE PAYMENTS	135	136	136	130	132	111	125	122	116	122	119	125
NEW ADMISSIONS	**	3	18	5	31	26	30	10	21	6	12	10
INITIAL VOUCHERS SEARCHING	14	8	7	15	12	17	36	33	28	16	5	5
ACTUAL/ESTIMATED EOP	15	13	13	13	21	11	16	18	18	17	16	21
REMAIN ON WAITING LIST	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501

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

\*\*No data.

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE  
VACANCY REPORT AS OF THE 1ST OF THE MONTH  
2025-2026**

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	%
Jan-26	13**	0	0****	0	1	1	0	0	4	1	1	8	95.8%
Dec-25	13**	0	0****	1	0	2	0	0	5	0	2	10	94.8%
Nov-25	12**	0	0****	2	2	0	0	0	5	0	1	10	94.8%
Oct-25	11**	0	0****	2	2	0	2	0	8	0	2	16	91.6%
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%

\* 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	%
Jan-26	1	0	4	0	2	1	2	10	97.1%
Dec-25	1	0	8	0	1	1	2	13	96.2%
Nov-25	1	0	6	0	1	1	2	11	96.8%
Oct-25	0	2	1	0	4	0	1	8	97.7%
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%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Jan-26	7
Dec-25	9
Nov-25	7
Oct-25	6
Sep-25	6
Aug-25	8
Jul-25	9
Jun-25	9
May-25	11
Apr-25	10
Mar-25	11
Feb-25	12

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Jan-26	7	1	4	0
Dec-25	7	2	1	0
Nov-25	7	1	1	0
Oct-25	8	2	2	0
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

## Public Housing

### Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	17 Transfer list	6+	1824	6+	1434	6+
2	2873	3+			596	2+
3	472	2+	601	2+	342	2+
4	229	5+			121	4+
5					28	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	17	3	349	3	248	2
2	381	7			41	
3	19	2	15	6	13	
4	4	4+			1	
5					2	

## MEMO

Date: January 9, 2026

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

As of January 9, 2026, the status of HACB construction activity follows:

### **2020A Bond – Activities:**

- To date, **\$9,115,105** has been obligated, representing approximately **96%** 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 Construction Close-Out phase is underway, with coordination between HACB staff, Town of Paradise staff, and HCD to finalize and gather all project documentation. It is expected that this will be completed in February.
- The contractor is nearing completion of submitting all outstanding and final labor compliance documentation.
- A Notice of Completion was filed with the County Recorder.
- HACB staff, Town of Paradise staff, and RSC Associates, the third-party property manager, continue to collaborate on leasing activities.



*Photo of recently installed property sign*

January 9, 2026  
HACB Construction Status Memo  
pg. 1

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

- The contract package has been fully executed by the HACB and the contractor.
- In early January, HACB staff, RSC Associates, the third-party property manager, and Billson met to begin developing a work plan that ensures resident safety and accessibility. A detailed phasing plan is underway and will be approved by HACB staff and RSC Associates prior to the start of construction.
- It is anticipated that construction will commence in late January 2026, weather permitting.
- HACB staff is currently working to finalize the Shade Structure procurement, which will be furnished to the Contractor for installation.

**Farm Labor Housing, Gridley:** *State Water Board Backup Generator Funding Program includes the installation of a new 200kW natural gas generator and a 200A automatic transfer switch.*

- The project team is coordinating with PG&E to establish the new natural gas service required for the generator. PG&E has issued the Agreement to Install Applicant-Requested Facilities for the new gas service, and the project team is currently reviewing the proposed scope of work.
- Final 100% design drawings were delivered and the project team is currently conducting a final review of the documents.
- Bidding and construction are anticipated to commence in early 2026.

**HACB Main Office, Chico:**

- **Carpet Replacement**
  - A Request for Quotes was issued to replace the carpet in the Front Desk area, where the existing flooring is worn and beginning to deteriorate.
  - The existing broadloom carpet will be replaced with durable carpet tiles, which will be gradually installed throughout the rest of the building as budget permits.
  - It is anticipated that the contractor will begin the replacement in late January 2026, as schedule allows.

**Lincoln Apartments, Chico:**

- In early 2026 HACB Staff will begin coordinating 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 continue to dedicate efforts to exploring and pursuing all available funding opportunities to fulfill the \$9.7 million project budget.



12 Month HACB Construction Project Schedule - January, 2026

		Budgeted Amount	Jan-26		Feb-26		Mar-26		Apr-26		May-26		Jun-26		Jul-26		Aug-26		Sep-26		Oct-26		Nov-26		Dec-26	
	Lincoln Apartments, Chico																									
	Railing and Stair Tread Replacement	T.B.D.																								
	Park Place Apartments, Oroville																									
	Site Improvements and Community Building Improvements	\$591,341																								
	Mayer Commons (Kathy Court Apartments) Paradise																									
	Replacement Project	\$6,738,294																								
	HACB Main Office																									
	Office Improvement Project	\$59,850																								
	Carpet Replacement Project	\$10,000																								
	Fogg Avenue Apartments, Oroville																									
	Design Development and Construction Drawings	\$450,000																								
	Seek Funding and Grant Application Preparation	\$50,000																								
	Farm Labor Housing, Gridley																									
	Well 03 Backup Generator Installation	\$500,000																								

Total next 12 months: \$8,399,485

Design/Bid Phase

Construction Phase

Completed

## **MEMO**

**Date:** January 9, 2026

**To:** Board of Commissioners

**From:** Sheri Bouvier, Contracts Administrator

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

As of January 9, 2026, the following summarizes the status of current HACB Capital Fund construction activities:

### **Roof Replacement Project – 1239 Ivy St., Chico**

- ICE: \$20,000
- Contract Award: Steele's Roofing - \$17,890.00
- Status: Estimated start date weather permitting

### **Roof Replacement Project – 2 Natoma Court, Chico**

- ICE: \$20,000
- Contract Award: TBA – gathering quotes
- Status: Estimated start date : TBD

### **ADA Access Ramp Project – 7 La Leita Ct**

- ICE: \$9,000.00
- Contract Award: Chico Home Access selected 8,080.00
- Status: Estimated start date late December

### **Tree Trim and Removal Project – Select Tree in Chico**

IFB out to bid 11/17/25.

- ICE: \$150,000.00
- Status: Out to Bid – Bids due January 18, 2026

### **Five-Year Environmental Review – All Sites**

- RFP issued 8/27/24.
- Contract awarded to: E-Corp selected \$48,509.50
- Status: HUD – Kevin Ho and ECORP working on revisions

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

- Ongoing during unit turnover. 167 of 232 units completed

## **DETAILED CAPITAL FUND ACTIVITY BY CAPITAL FUND PROJECT**

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

This Capital Fund is 99.82% obligated and 99.82% expended.

- ACM Tile Replacement – All concrete-block units – ongoing
- Paint Trim - at 43-14 and 43-15 in Oroville – project completed

*January 9, 2026  
HUD Public Housing Capital Fund Report  
pg. 1*

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

This Capital Fund is 61.41% obligated and 57.26% 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, during unit turnover or as needed
- Kitchen Cabinet Replacements – 24 Natoma Ct and 1168 Humboldt Ave. Chico
- Paint – at 43-10 in Oroville – Select units in phases, in planning
- New Monument Signs – replace monuments signs at Rhodes Terrance and Shelton Oaks
- Tree Trim and Removal Project – North County
- Barrier Free Shower System Installation – 7 Natoma Ct., Chico
- ADA Access Ramp – 7 La Leita Ct., Chico
- Roof Replacement – 1239 Ivy Street, Chico

**Capital Fund 2025, Funding Amount \$1,115,592.00 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 – South County
- Sewer Lateral Replacements

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

Cash Available as of 01/09/2026													
Capital Funds CF-23, CF-24,CF-25													
		CF-23			CF-24			CF-25			Totals		
		Original	Obligated	Expended	Original	Obligated	Expended	Original	Obligated	Expended	Orig/Revised	Expended	Balance
Line No.	Summary by Development Account												
	Total Non-CDP Funds												
1	100 Reserved Budget												
2	1406 Operations (25% Max)	45,668.00	45,668.00	45,668.00	231,314.00	231,314.00	231,314.00	223,118.40	-	-	600,100.40	276,982.00	223,118.40
3	1403 Management Improvements				5,000.00	5,000.00					5,000.00		5,000.00
4	1410 Administration (15% Max)	91,336.00	91,336.00	91,336.00	115,687.00	115,687.00	115,687.00	111,559.20	-	-	318,562.20	206,983.00	111,559.20
14	1480 General Capital Fund Activity: Site Improvements, Dwelling Structures, Dwelling Equipment												
		1,010,375.00	1,009,274.44	1,009,274.44	807,449.00	399,994.79	316,968.04	780,914.40			2,598,738.40	1,325,240.48	1,273,497.93
		1,147,378.00	1,145,278.44	1,145,278.44	1,109,420.00	711,985.79	863,927.04	1,115,692.00	-	-	3,422,391.00	1,809,216.48	1,613,175.53
		99.82%	99.82%			61.41%	87.26%			0.00%	0.00%		

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 01/09/2026	-	223,118.40	5,000.00	111,559.20	1,273,497.93	1,613,175.53	
	CF-23, CF-24, CF-25 Funding							
100	Reserved Budget	-					-	
1406	Operations		223,118.40				223,118.40	
1408	Management Improvements			5,000.00			5,000.00	
1410	Administration				111,559.20		111,559.20	
1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment					1,273,497.93	1,273,497.93	
							1,613,175.53	Total

0.00 0.00 0.00 0.00 0.00 0.00

## MEMO

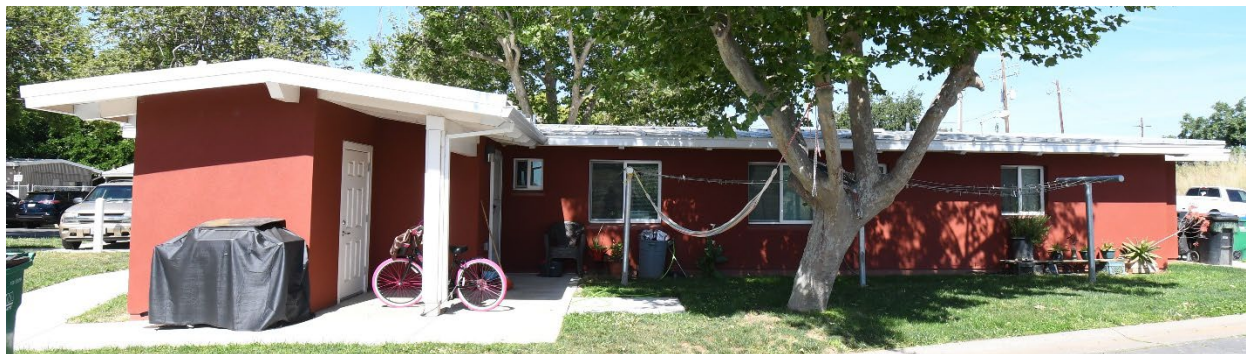
Date: January 9, 2026

To: HACB Board of Commissioners

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

Subject: Farm Labor Housing, Gridley – status report

As of January 1<sup>st</sup>, there's a total of (76) occupied units. There was (1) move-in and (1) move-out during the month of December. A total of (13) 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 are in the process of developing a new marketing plan to enhance their outreach efforts by looking for other means of advertising and hopefully increasing the number of applicants on their waiting list. 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 staff have also extended their outreach efforts to the Oroville, Chico, and Oroville areas and is considering advertising online to attract more applicants.

Monthly rental income came in at \$3,405 less than budget at \$111,786. Monthly income is down due to vacancy loss being a little over \$6,159 more than what was budgeted for the month. Monthly & YTD expenses are \$14,982 less than budget at \$330,007. Our YTD net profit came \$7,088 better than anticipated at \$7,670. 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 after multiple follow up attempts. The current government shutdown has further delayed the resolution of this and other pending items. 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 will be held on January 13, 2026. Mi CASA has resumed classes for their Spring Session, and staff is reporting (40-50) students are attending the after-school program on a daily basis. Mi C.A.S.A. staff recently submitted a total of (7) posters on behalf of their students to be considered for NAHRO's Poster Contest "What Home Means to Me". The posters will be voted on by HACB staff before they're submitted for consideration at the NAHRO NorCal/Nevada conference that will be held in Napa on January 25<sup>th</sup>-27<sup>th</sup>, 2026.

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 be using 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 sent an initial response to HCD on September 19, 2025 and a partial clearance letter was received in November, 2025. AWI is currently working on a second response to HCD to resolve all findings. The HCD inspection has triggered a letter from the California Department of Justice to ensure we are following Lead Safety requirements at the property. The HACB and AWI 3<sup>rd</sup> party property manager is currently working on a response and will provide all documents requested to ensure compliance.



*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 1478/1482 Ogden Ave.) this year and plan to rehab another (2) cinderblock units next year. Lead abatement has been completed for the rental units at 1464 & 1468 Ogden Ave., and bids are in hand for the rehab and window installation for both units.

Additional funds are being sought to continue property building renovation. The USDA is not a factor. State Joe Serna Jr. Farmworker Housing and other program funds are contemplated. Renovation and/or demolition and/or historic preservation of the historically significant 1930’s era wooden units is pressing – only nine of the original twenty-four wooden units are habitable.



*1930’s era Wood Frame Units*

Regarding the Well Backup Generator Project, the project team is coordinating with PG&E to establish the new natural gas service and is reviewing PG&E’s proposed scope of work. Final 100% design drawings have been delivered and are currently under final review. Bidding is



anticipated in early 2026, with construction to follow. The generator delivery is expected to take up to six months after the contractor places the order, while on-site construction is anticipated to be completed shortly thereafter.

Please find third party property manager AWI's December, 2025 report following.

**Gridley Farm Labor Housing  
December 2025**



**Updates:**

**GFLH** has 13 units available for occupancy. 1 move-in and 1 move-out during the month of December.

As of the end of October.

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

**In- House Rehab Units:**

- **Two units completed in 2024**
- **Two units completed in 2025**
- **Pending for Completion in 2026**
  - **OG1464** – Work in progress, abatement complete, 30% Completed
  - **OG1468** – Work in progress, abatement complete, 30% Completed

Staff are actively processing all qualifying applications currently on hand. USDA-RD acknowledged receipt of the request for farm labor unit waiver several months ago; however, despite multiple follow-up attempts, no response has been received. Per the SERNA agreement with HCD, the site remains obligated to provide 86 farm labor units, regardless of any future waiver determination.



**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 efforts are continuing across various channels, including online postings on Craigslist, Radio and local publications, as well as offline tactics such as flyers, signage in high-traffic areas, and targeted outreach programs to major employers in the region (e.g., ag employers, canneries). To further expand our reach, advertising efforts have been extended to include the Oroville, Chico, and Orland areas. Looking into advertising on online sites to attract more applicants.

Bids on hand for the following 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
  - Bids on hand.

**HCD Inspection:**

- A detailed report has been submitted by HCD with 213 findings.
- The first response was submitted on September 19<sup>th</sup>.
- A partial clearance letter was received in November.
- AWI preparing a 2<sup>nd</sup> response to HCD.



**Budget Comparison**

Period = Dec 2025

Book = Accrual ; Tree = awl\_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>TENANT RENT</b>										
	Gross Rents	138,676	138,710	-34	0	416,107	416,130	-23	0	1,664,520
5110-00	Vacancies	-26,428	-20,269	-6,159	-30	-75,203	-60,807	-14,396	-24	-243,227
5120-00	Admin Unit-Non Rev	-1,906	-3,584	1,678	47	-5,718	-10,752	5,034	47	-43,008
	<b>TOTAL TENANT RENT</b>	<b>110,342</b>	<b>114,857</b>	<b>-4,515</b>	<b>-4</b>	<b>335,186</b>	<b>344,571</b>	<b>-9,385</b>	<b>-3</b>	<b>1,378,285</b>
<b>PROJECT INCOME</b>										
5510-00	Laundry Income	0	138	-138	-100	106	412	-307	-74	1,650
5590-00	Other Tenant Income	1,126	12	1,114	8,912	1,417	38	1,380	3,679	150
5600-00	Interest Income	228	183	45	24	714	550	164	30	2,200
5610-00	Interest Income-Restricted Reserve	89	0	89	N/A	255	0	255	N/A	0
	<b>TOTAL OTHER PROJECT INCOME</b>	<b>1,444</b>	<b>333</b>	<b>1,110</b>	<b>333</b>	<b>2,492</b>	<b>1,000</b>	<b>1,492</b>	<b>149</b>	<b>4,000</b>
	<b>TOTAL PROJECT INCOME</b>	<b>111,786</b>	<b>115,190</b>	<b>-3,405</b>	<b>-3</b>	<b>337,678</b>	<b>345,571</b>	<b>-7,894</b>	<b>-2</b>	<b>1,382,285</b>
<b>PROJECT EXPENSES</b>										
	Maint and Oper Exp	89,962	46,804	-43,158	-92	140,280	140,413	132	0	561,651
	Utilities	10,124	11,473	1,349	12	31,970	34,419	2,450	7	137,677
	Administrative	21,893	20,466	-1,427	-7	64,941	61,399	-3,541	-6	245,597
	Taxes and Insurance	5,185	11,877	6,692	56	27,396	35,631	8,235	23	142,524
	Other Taxes and Insurance	6,086	7,026	940	13	14,096	21,077	6,981	33	84,309
	Other Project Expenses	1,725	1,291	-434	-34	3,148	3,874	726	19	15,495
	<b>TOTAL O/M EXPENSES</b>	<b>134,976</b>	<b>98,938</b>	<b>-36,038</b>	<b>-36</b>	<b>281,831</b>	<b>296,813</b>	<b>14,983</b>	<b>5</b>	<b>1,187,253</b>
<b>MORTGAGE AND OWNERS EXPENSE</b>										
	Interest Expense	12,559	12,559	0	0	37,677	37,676	-1	0	150,703
7860-00	Asset Management Fees	625	625	0	0	1,875	1,875	0	0	7,500
1290-00	Reserve Transfers	2,875	2,875	0	0	8,625	8,625	0	0	34,500
	<b>TOTAL MORTGAGE AND OWNERS EXP</b>	<b>16,059</b>	<b>16,059</b>	<b>0</b>	<b>0</b>	<b>48,177</b>	<b>48,176</b>	<b>-1</b>	<b>0</b>	<b>192,703</b>
	<b>TOTAL PROJECT EXPENSES</b>	<b>151,035</b>	<b>114,996</b>	<b>-36,038</b>	<b>-31</b>	<b>330,007</b>	<b>344,989</b>	<b>14,982</b>	<b>4</b>	<b>1,379,956</b>
	<b>NET PROFIT (LOSS)</b>	<b>-39,249</b>	<b>194</b>	<b>-39,443</b>	<b>-20,321</b>	<b>7,670</b>	<b>582</b>	<b>7,088</b>	<b>1,217</b>	<b>2,329</b>
<b>OTHER CASH FLOW ITEMS:</b>										
	Reserve Transfers	-89	0	-89	N/A	-255	0	-255	N/A	0
	T and I Transfers	3,396	0	3,396	N/A	-17,791	0	-17,791	N/A	0
1310-00	Receivable-Tenant	-2,451	0	-2,451	N/A	-4,889	0	-4,889	N/A	0
2320-00	Security Deposits	-1,050	0	-1,050	N/A	-1,550	0	-1,550	N/A	0
	Other Receivables	1,835	0	1,835	N/A	-57,959	0	-57,959	N/A	0
	Rental Assistance	-1,991	0	-1,991	N/A	-12,326	0	-12,326	N/A	0
2010-00	AP-Trade Vendors	17,099	0	17,099	N/A	17,040	0	17,040	N/A	0
2220-00	Accrued Insurance	-14,006	0	-14,006	N/A	-14,006	0	-14,006	N/A	0
2221-00	Accrued Property Taxes	-15,343	0	-15,343	N/A	-7,226	0	-7,226	N/A	0
2270-00	Prepaid Rents	200	0	200	N/A	200	0	200	N/A	0
2216-00	Accrued Local Administration Fees	625	0	625	N/A	1,875	0	1,875	N/A	0
	<b>TOTAL OTHER CASH FLOW ITEMS</b>	<b>-11,776</b>	<b>0</b>	<b>-11,776</b>	<b>N/A</b>	<b>-96,886</b>	<b>0</b>	<b>-96,886</b>	<b>N/A</b>	<b>0</b>

Budget Comparison

Period = Dec 2025

Book = Accrual ; Tree = awl\_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
NET OPERATING CASH CHANGE	-51,025	194	-51,219	-26,388	-89,216	582	-89,798	-15,421	2,329

Date: January 9, 2026

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 zero (0) vacancies as of the first of the month. There is one additional 30-day notice to vacate. All rents were collected for the month. Total YTD Income came in \$562 more than budget at \$100,608 due to rents collected being higher than budget. Total YTD expenses are \$6,718 more than anticipated at \$39,840 bringing the monthly NOI to \$6,155 less than budget, at \$60,768.



*Alamont Apartments, 811 West East Avenue, Chico*

**Cameo Apartments, Chico** (20 units, family, RSC) - The property has one (1) vacancy as of January 1<sup>st</sup>. There is one additional 30-day notice. There was no unpaid rent for the month. Total



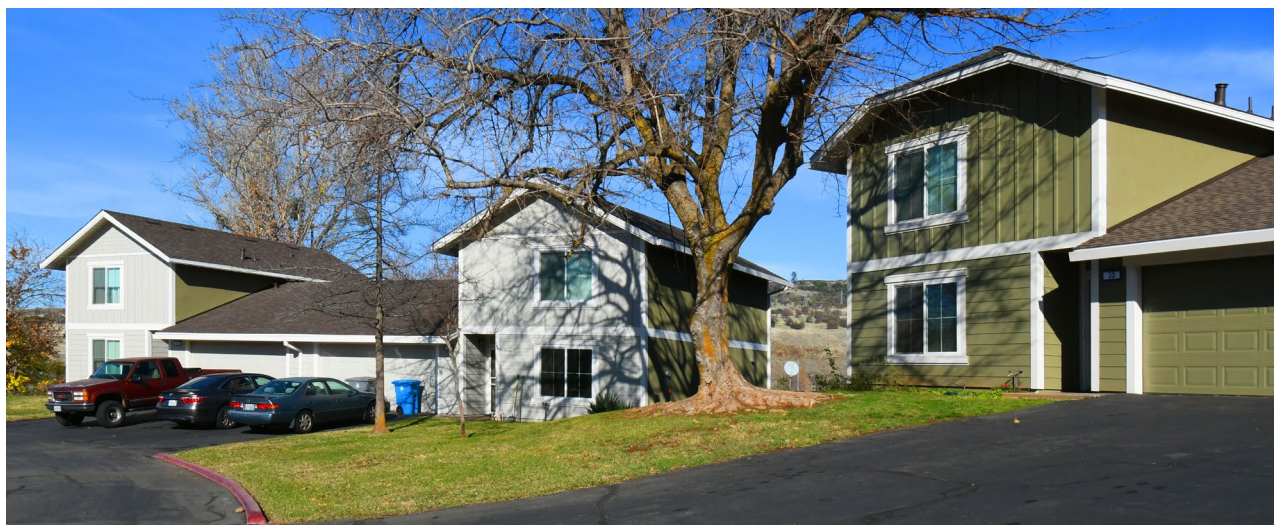
YTD income is lower than budget by \$3240 at \$55,334 due to vacancy loss being higher than budget. Total YTD Operating Expenses are higher by \$3,298 at \$32,694. The YTD NOI was lower at \$22,640 or \$6,538 less than budget, as overall income came in lower and overall expenses came in higher YTD.



*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 no pending 30-day notice to vacate. There was one unpaid rent for the month which should be collected by RSC. Total YTD Income is \$2,966 more than anticipated, at \$128,813. Total YTD Operating Expenses is \$18,935 less than budget, at \$56,435. YTD NOI totals \$72,378 or \$21,902 more than budget. There were no capital improvements for the month.

**Evanswood Estates Apartments, Oroville Units #21, 25, and 33**, tracked separately, were occupied with no unpaid rents. There was no additional thirty (30) day notices to vacate. YTD Income is slightly above budget by \$415 at \$10,932. With YTD expenses being higher than budget at \$5,872 or \$585 more than anticipated. YTD NOI is \$170 less than budget, at \$5,059.



*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 one (1) vacancy as of the first of the month. There was one (1) additional thirty (30) day notice to vacate. All rents were collected for the month with an exception of one small balance. Total YTD income is above budget by \$1,155 at \$51,176, as vacancy loss was lower than budget. Monthly YTD Expenses are under budget by \$6,406 at \$18,631 bringing NOI to \$7,561 more than budget at \$32,545. Overall Expenses were lower than anticipated in all line items with the exception of renting expenses which mostly consisted of Office Supplies.

Exterior Rehabilitation including repairs to the upper level walkway and staircases, and painting of the building exterior are continuing with the new contractor and set to be completed within the next 90 days, as completion has been delayed. 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 2025. Again, weather permitting exterior painting of the buildings will occur as well as exterior railing also to be replaced in 2026.

**Locust Apartments, Chico** (10 units, family, RSC) – The property has one (1) vacancy as of January 1<sup>st</sup> with no new 30-day notices to vacate. All rent was collected for the month. Total YTD Income came to \$26,007 or \$1,144 below budget due to vacancy loss being higher than budget. Total YTD Expenses are \$14,652 bringing NOI YTD \$11,355. 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 and RSC is working on prospective applications. There are no additional 30-day notices to vacate. Unpaid Rents for the month was (0) zero. YTD Income is \$406 more than budget at \$93,978. YTD Expenses comes to \$903 less than budgeted at \$44,331. YTD NOI is \$1,309 more than budget at \$49,646 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 1<sup>st</sup> quarter in 2026. 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. Bids are in and approved and site concrete replacement will transpire weather permitting.

## Other-Owned Properties

**Gridley Springs II**, Gridley (24 units, Family, Arrowhead Housing) The property has no (0) vacancy as of this memo. There are no additional 30-day notices. Property management has transitioned to Arrowhead Housing. *\*\*As of the date of this memo, financials were not received by Arrowhead Housing, thus the numbers reflect last month's financials\*\** Monthly income collected totaled \$17,777 or \$1,877 less than budget due to vacancy loss incurred. Operating Expenses comes in at \$17,887 or more than budget. NOI totaled a negative \$109. Utilities were more than anticipated for the month, i.e. electric & water.

Please find Arrowhead's short narrative, following.



*Gridley Springs Apartments II, 210 Ford Avenue, Gridley*

**Mayer Commons formerly 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.

A total of eight (8) units are occupied which leaves a total of four (4) to be rented. YTD income collected was \$13,895 or \$5,628 less than budget due to vacancy loss. YTD Expenses totaled \$11,944 which brought the YTD NOI to \$1,951 OR \$6,179 less than budget. 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.



January 7, 2026

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

RE: December 2025 HACB Monthly Financial Package

Dear Mr. Guanzon:

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

I hope all had happy holidays and wish all a prosperous New Year!

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  
December 2025**



**Monthly Highlights:**

**Updates –** Total Rental Income for December was \$7,623.16, which came in under the approved budget by -17.17%.

**Occupancy -**

- ✓ The community is 90% occupied with one vacancy. Unit #2 is rent-ready, and we have had a few inquiries.

**Rent Collection -**

- ✓ There were no delinquent rents for December.

**Expense Variances -**

- ✓ Total Operating Expenses of \$8,211.87 below expectations by -78.68%
- ✓ NOI finished marginally under budget, totaling a -\$493.81 variance.

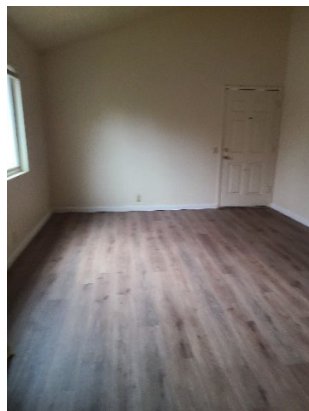
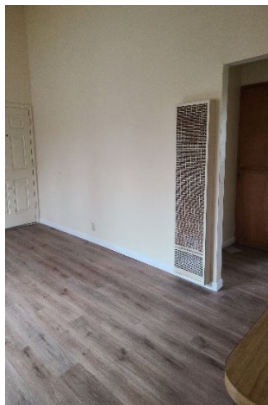
**Capital Expenses –**

- ✓ Unit #2 installed carpet totaling \$1,813.74.
- ✓ Unit #2 installed new VCT flooring totaling \$2,554.52.

**Owner Distributions -**

- ✓ The owner's distribution for the month was \$9,618.00. The distribution year-to-date \$9,618.00.

**MOVE IN PICTURES OF UNIT #4**





## Alamont Apartments December 2025



### Monthly Highlights:

**Updates** – Management delivered Costco Pumpkin pies to each resident as a holiday appreciation.

- ✓ Total Rental Income for December was \$33,390.00. We exceeded the budget by 7.10%.

### Occupancy -

- ✓ We ended December with 100% occupancy.
- ✓ Unit #29 is on notice to vacate mid-January.

### Rent Collection -

- ✓ No delinquent rent for December.

### Expense Variances -

- ✓ The Total Budgeted Operating Expenses of \$12,086.86.44 are under budget by 3.26%
- ✓ Net Operating Income for December exceeded budget by 10.61% totaling \$22,303.14.

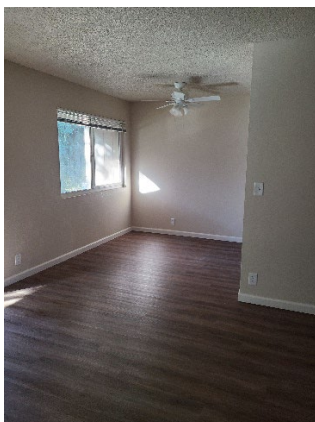
### Capital Expenses -

- ✓ Range Hood totaling \$823.10 was replaced in unit #20.
- ✓ Dishwasher totaling \$600.90 was replaced in unit #30.
- ✓ Refrigerator totaling \$843.66 was replaced in unit #22.

### Owner Distributions -

- ✓ The owner distribution for the month was \$10,391.66 and the quarter was 28,851.00. The distribution year-to-date \$39,242.66.

### UNIT RENT READY #6



## Cameo Apartments December 2025



### Monthly Highlights:

**Updates** – December Total Rental Income was slightly under budget by -5.34% totaling \$18,689.94, affected by vacancy loss.

### Occupancy –

- ✓ Occupancy for the month improved to 96%.
- ✓ Unit 45-2A is a Behavioral Health vacant unit. The move-in was 12/12/25. Now occupied.
- ✓ Unit 45-3, the turnover is complete.
- ✓ One new notice to vacate - Unit 49-4, effective move-out date is 01/11/26.

### Rent Collection -

- ✓ No outstanding rent due for December 2025.

### Expense Variances -

- ✓ Total Budgeted Operating Expenses were higher than forecast initially by -1.46%. Overages occurred for the purchase of a new laptop, Aphid control, and dry-out for units #45-1 & 45-2 due to rats eating through pipes between the two units.
- ✓ Net Operating Income totaled \$8,537.04, under budget by -15.63% for the month and -22.41% for the year-to-date.

### Capital Expenses -

- ✓ Capital improvements for December included Interior Paint for unit #45.3.

### Owner Distributions -

- ✓ No owner distribution for December. There was no distribution year-to-date.

### EXTERIOR PICTURES OF THE GROUNDS



## Evanswood Estates Apartments December 2025



### Monthly Highlights:

**Updates** – Total Rental Income exceeded the budget by 4.63% totaling \$43,384.00.

### Occupancy –

- ✓ Occupancy totaled 100% in December with no new notices.

### Rent Collection -

- ✓ Unit #17 was delinquent with a balance of \$1,650.00. The Indian Tribe will be issuing a payment.

### Expense Variances -

- ✓ Total Budgeted Operating Expenses were below budget by 17.21%, totaling \$17,063.28.
- ✓ Net Operating Income exceeded budget by 26.38%, totaling \$26,450.72.

### Capital Expenses -

- ✓ No capital improvements for December.

### Owner Distributions –

- ✓ The owner distribution for December was \$15,684.24 and quarterly was \$26,925.00. The distribution year-to-date \$42,609.24.

## **Evanswood #21, #25, and #33**

### **December 2025**



#### **Monthly Highlights:**

**Updates** - Total Rental Income for December was \$3,644.00, exceeding the budget by 4.44%.

#### **Occupancy –**

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

#### **Rent Collection –**

- ✓ There are no delinquent rents for December 2025.

#### **Expense Variances-**

- ✓ Total Budgeted Operating Expenses of \$2,084.49 over costs were lower than projected at -18.27% for December. Primary due to repairs-labor category costs for an electrical issue in unit #71.
- ✓ NOI totaled \$1,559.51, which was lower than anticipated by -12.22% for the month.

#### **Capital Expenses -**

- ✓ No capital improvements for December.

#### **Distributions –**

- ✓ No owner distribution for December. There was no distribution year-to-date.



## Mayer Commons December 2025



### Monthly Highlights:

**Updates** - Total Rental Income for December was \$5,141.34, under budget by -25.94%. Affected by vacancy loss.

### Occupancy -

- ✓ Occupancy improved this month to 66.7%. Unit #B moved in 12/09/25.
- ✓ We have four remaining units, all two bedrooms.
- ✓ Three units are at 50% AMI, All upstairs units.
- ✓ One unit is at 60% AMI.

### Expense Variances -

- ✓ Total Budgeted Operating Expenses totaled \$5,262.33, spending remained below budget expectations by -63.47%. Expense overages occurred in marketing, leasing commissions, monthly landscape, and the replacement of washing machine hoses required by insurance inspections.
- ✓ NOI affected by expenses has a -101.10% variance for December.
- ✓ Replacement Reserves are accruing.

### Distributions -

- ✓ No owner distribution for December. There was no distribution year-to-date.

### NEW MOVE-IN UNIT #B



## Lincoln Apartments December 2025



### Monthly Highlights:

**Updates** - Total Rental Income for December is \$16,277.22. This is a variance of -1.62%.

**Occupancy** -

- ✓ We concluded December with one vacancy in unit #3. Occupancy is 94.4%. The unit is pre-leased with a new move-in on 01/02/2026.

**Rent Collection** -

- ✓ Unit #17 has a delinquent rent of \$103.10.

**Expense Variances** -

- ✓ Total Budgeted Operating Expenses totaled \$7,070.47, spending remained below budget expectations at 8.71% and year-to-date 25.59%.
- ✓ NOI totaled \$10,136.16, exceeding the budget by \$964.60 or 10.52%.

**Capital Improvements** -

- ✓ Water heater replacement in unit #5, totaling \$1,591.46.

**Owner Distributions** -

- ✓ The owner's distribution for December was \$4,106.41 and quarterly was \$17,310.00. The distribution year-to-date \$21,416.41.

### NEW MOVE IN PICTURES FOR #3



## Park Place December 2025



### Monthly Highlights:

**Updates** - Total Rental Income assumption was below budget by -1.04%, totaling \$30,926.00.

### Occupancy -

- ✓ We concluded December with 97.5% occupancy.
- ✓ Unit #7 moved in. Now occupied.
- ✓ Unit #39 is rent-ready, and tours are being made. We have called all waitlisted prospects and have given out 2 applications.

### Rent Collection -

- ✓ There are no delinquent rents for December 2025

### Expense Variances -

- ✓ Total Budgeted Operating Expenses for December exceeded budget by 2.39% at **\$13,261.44**.
  - Extermination expense is higher than the budget due to Aphid Control.
  - Repairs-labor costs were higher than anticipated in this category due to a wall and shower repair in unit #4.
- ✓ Net Operating Income for December exceeded budget by 1.40%, totaling \$18,265.37.

### Capital Improvements -

- ✓ December capital improvements totaled \$3,831.61 for flooring replacement in unit #39.

### Owner Distributions -

- ✓ No owner distribution for December. There was no distribution year-to-date.

### NEW FLOORING PICTURES OF INTERIOR UNIT #39



## Property Update – January 1st, 2026

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### Gridley Springs 1 (GS1)

#### Occupancy

- Notice to VA unit #16

#### Move-Ins

- Unit #22 Moved in 12/20.

#### Maintenance

- Continue to Manage preventative maintenance
- No current major issues

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### Gridley Springs 2 (GS2)

#### Occupancy

- Current vacancies: **1 unit**

#### Move-ins

- #1 Applicant approved.

Working on getting deposit.

#### Maintenance

- Preventative Maintenance Log update in progress
- Gutter cleaning internal

#### Area Operations Manager

- **Melissa Runyon** In Place

#### Community Manager

- **Michelle Vargas** in Place

#### Maintenance Tech

- **Taylor Mader** in Place

## MEMO

Date: January 9, 2026

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 one (1) move-out and there has been three (3) move-ins in December. 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 three notices for unpaid rent balances. AWI is gathering comparable bids for Exterior Painting & Fascia section replacement of all buildings. Exterior Painting is planned for the first quarter of 2026. Parking lot bids to repair/replace sections of asphalt have been obtained and work will be completed weather permitting. Annual Tree Trimming is also being bid and planned. Total YTD income is below budget by \$8,496 at \$815,734. YTD vacancy loss being higher than anticipated by \$24,152 at \$115,603. YTD Total expenses are under budget by \$17,154 at \$791,113. This brought Net Profit YTD to \$24,621 or \$8,658 more than budget. 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 zero (0) vacancy as of this memo. There is one 30-day notice to vacate. Residents and staff have continued to partner to create monthly activities supporting all residents, such as donut and ice cream socials, resident birthday cake celebrations, bingo nights monthly, and weekly card games. A Christmas event was hosted in December for all residents. YTD income is higher than budget by approximately \$81,453 at \$553,699 with overall YTD expenses higher than anticipated by \$15,304 at \$475,529. This brought the property's Net Profit to \$66,1149 more than budget, at \$78,170. Tree Trimming & Path-Lighting underground wiring is also being planned, as well as exterior fascia repairs. The property is subject to repositioning, involving refinance, capital improvements and replacements. Whitney Vaughan continues to excel as the new on-site manager. The property generates significant cash, which will help with anticipated renovations. Please find the AWI monthly owners report following and resident event photos.



*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 five (5) vacancies as of this memo. AWI reviews the turnover and market ready status of these 5 units in their report, following. There are four (4) additional 30-day notices as reiterated in AWI’s narrative. Turnover of units consisted of one move-in and one move-out. 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. Roofing repairs, common area flooring, are also being bid and planned. 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. The resident karaoke party was a huge success with over 40 residents participating. The community flu clinic also was appreciated by the residents. Butte County Library continues to serve property residents. A Christmas resident event transpired last month. Total YTD income is up by \$9,996, at \$1,114,244. Total YTD expenses come in at \$1,145,417, or \$48,557 more than budget. This brought the YTD net profit to a -\$31,173 or \$38,561 less than anticipated. Our YTD Maintenance, Operating & Administrative expenses all come in higher than budget. 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 December 2025



### Updates:

Chico Commons currently has 7 vacant units available for occupancy, 3 Move-in's & 1 Move-out in December.

### **Vacancies:**

- **Unit 21 (60%):** (Non-Payment) Rent Ready – Applicant in progress
- **Unit 17 (60%):** (Personal) Rent Ready – Applicant in progress
- **Unit 63 (50%):** (Personal) Rent Ready – Applicant in progress
- **Unit 53 (50%):** (Eviction) In progress, Major repairs, Major cleaning
- **Unit 15 (60%):** (Personal) Major repairs, cleaning
- **Unit 01 (60%):** (Skip) Major repairs, cleaning
- **Unit 65 (60%):** (Personal) Major repairs, cleaning

### **Rent Reduction and Referral Program Update:**

- Reduced rents are still in place for two and three-bedroom units to attract renters.

Additional marketing initiatives include:

- A new advertising banner on the front of the complex
- The distribution of resident referral flyers around the area and local agencies has been expanded to the Oroville and Orland areas.
- Running ads on Craigslist
- Feather banners and marketing balloons are now in place.

These efforts are aimed at making the property more competitive in the market and attracting quality renters.

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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 3:** (Failure to pay) - A notice expired on 12/9/25, Sent to Legal
- **Unit 7:** (Failure to pay) - A notice expired on 12/11/25, Sent to Legal
- **Unit 10:** (Failure to pay) - A notice expired on 12/9/25, Sent to Legal

**Bids on hand for capital projects:**

- Building Painting
  - Brush outs have been completed.
  - The weather slowed the project's start date.
  - Final contract pending approval.
- Facia Repairs – Scheduled for completion on 1/9/26
- Tree Trimming, cleanup was completed in 2025

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



*AWI Management Corporation is an Equal Opportunity provider.*

Chico Commons (p0549)  
**Budget Comparison**  
 Period = Dec 2025  
 Book = Accrual ; Tree = awl\_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>TENANT RENT</b>										
	Gross Rents	75,745	76,209	-464	-1	907,847	914,508	-6,661	-1	914,508
4190-00	Gain/Loss to Lease	2,449	0	2,449	N/A	23,956	0	23,956	N/A	0
5110-00	Vacancies	-8,060	-7,621	-439	-6	-115,603	-91,451	-24,152	-26	-91,451
5130-00	Rent Adjustments	0	-135	135	100	0	-1,618	1,618	100	-1,618
5120-00	Admin Unit-Non Rev	-1,049	-1,049	0	0	-12,588	-12,588	0	0	-12,588
	<b>TOTAL TENANT RENT</b>	<b>69,085</b>	<b>67,404</b>	<b>1,681</b>	<b>2</b>	<b>803,612</b>	<b>808,851</b>	<b>-5,239</b>	<b>-1</b>	<b>808,851</b>
<b>PROJECT INCOME</b>										
5510-00	Laundry Income	0	477	-477	-100	3,032	5,727	-2,695	-47	5,727
5520-00	Late Charges	0	271	-271	-100	2,791	3,253	-462	-14	3,253
5590-00	Other Tenant Income	0	495	-495	-100	-409	5,942	-6,351	-107	5,942
5600-00	Interest Income	173	38	135	354	1,346	457	889	194	457
5610-00	Interest Income-Restricted Reserve	380	0	380	N/A	5,103	0	5,103	N/A	0
5690-00	Miscellaneous Income	0	0	0	N/A	640	0	640	N/A	0
5340-00	Utility Allowance Preparation	0	0	0	N/A	-363	0	-363	N/A	0
5360-00	Copies/Postage Offset	0	0	0	N/A	-18	0	-18	N/A	0
	<b>TOTAL OTHER PROJECT INCOME</b>	<b>553</b>	<b>1,282</b>	<b>-728</b>	<b>-57</b>	<b>12,122</b>	<b>15,379</b>	<b>-3,258</b>	<b>-21</b>	<b>15,379</b>
	<b>TOTAL PROJECT INCOME</b>	<b>69,638</b>	<b>68,686</b>	<b>952</b>	<b>1</b>	<b>815,734</b>	<b>824,230</b>	<b>-8,496</b>	<b>-1</b>	<b>824,230</b>
<b>PROJECT EXPENSES</b>										
	Maint and Oper Exp	27,315	29,236	1,920	7	335,301	350,829	15,528	4	350,829
	Utilities	10,850	10,954	104	1	99,150	131,445	32,295	25	131,445
	Administrative	16,263	10,985	-5,278	-48	196,749	131,819	-64,930	-49	131,819
	Taxes and Insurance	4,111	4,193	82	2	49,338	50,318	980	2	50,318
	Other Taxes and Insurance	1,401	4,215	2,814	67	21,815	50,581	28,766	57	50,581
	Other Project Expenses	1,706	1,589	-117	-7	14,550	19,065	4,515	24	19,065
	<b>TOTAL O/M EXPENSES</b>	<b>61,645</b>	<b>61,171</b>	<b>-474</b>	<b>-1</b>	<b>716,903</b>	<b>734,057</b>	<b>17,154</b>	<b>2</b>	<b>734,057</b>
<b>MORTGAGE AND OWNERS EXPENSE</b>										
	Interest Expense	2,604	2,604	0	0	31,250	31,250	0	0	31,250
7815-00	Administrative General Partner Fees	1,080	1,080	0	0	12,960	12,960	0	0	12,960
1290-00	Reserve Transfers	2,500	2,500	0	0	30,000	30,000	0	0	30,000
	<b>TOTAL MORTGAGE AND OWNERS EXP</b>	<b>6,184</b>	<b>6,184</b>	<b>0</b>	<b>0</b>	<b>74,210</b>	<b>74,210</b>	<b>0</b>	<b>0</b>	<b>74,210</b>
	<b>TOTAL PROJECT EXPENSES</b>	<b>67,830</b>	<b>67,356</b>	<b>-474</b>	<b>-1</b>	<b>791,113</b>	<b>808,267</b>	<b>17,154</b>	<b>2</b>	<b>808,267</b>
	<b>NET PROFIT (LOSS)</b>	<b>1,809</b>	<b>1,330</b>	<b>478</b>	<b>36</b>	<b>24,621</b>	<b>15,963</b>	<b>8,658</b>	<b>54</b>	<b>15,963</b>
<b>OTHER CASH FLOW ITEMS:</b>										
	Reserve Transfers	-380	0	-380	N/A	-23,352	0	-23,352	N/A	0
	T and I Transfers	35,804	0	35,804	N/A	-10,112	0	-10,112	N/A	0
1220-00	Cash-Security Deposits 1	-37	0	-37	N/A	-109	0	-109	N/A	0
1310-00	Receivable-Tenant	-4,310	0	-4,310	N/A	-7,462	0	-7,462	N/A	0
2320-00	Security Deposits	850	0	850	N/A	501	0	501	N/A	0
8100-00	Authorized Reserve-Other	0	-11,783	11,783	100	-40,340	-141,400	101,060	71	-141,400

**Budget Comparison**

Period = Dec 2025

Book = Accrual ; Tree = awl\_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8130-00	Authorized Reserve-HVAC	0	0	0	N/A	-8,900	0	-8,900	N/A	0
	Other Receivables	5,111	0	5,111	N/A	9,485	0	9,485	N/A	0
2010-00	AP-Trade Vendors	59,121	0	59,121	N/A	-8,373	0	-8,373	N/A	0
2120-00	AP-Other	-5	0	-5	N/A	2,515	0	2,515	N/A	0
2220-00	Accrued Insurance	-40,090	0	-40,090	N/A	-40,090	0	-40,090	N/A	0
<b>TOTAL OTHER CASH FLOW ITEMS</b>		<b>56,063</b>	<b>-11,783</b>	<b>67,846</b>	<b>576</b>	<b>-126,237</b>	<b>-141,400</b>	<b>15,163</b>	<b>11</b>	<b>-141,400</b>
<b>NET OPERATING CASH CHANGE</b>		<b>57,872</b>	<b>-10,453</b>	<b>68,325</b>	<b>654</b>	<b>-101,616</b>	<b>-125,437</b>	<b>23,821</b>	<b>19</b>	<b>-125,437</b>

**Walker Commons  
December 2025**



**Updates:**

- 100% occupied. No move ins or move outs in December

**Bids for capital projects:**

- Pending additional bids for Fascia repairs.

**Possible upcoming vacant:**

- Currently there are no notices

**Events:**

- A Christmas lunch was hosted by the staff and had a great turnout.
  - 42 residents joined the gathering that lasted for several hours.
- 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.
- A birthday cake event is scheduled monthly for the residents.





**Event Photos:**



(530) 745-6170 tel  
(530) 745-6171 fax  
[www.awimc.com](http://www.awimc.com)

AWI Management Corporation  
120 Center Street  
Auburn CA 95603



AWI Management Corporation is<sup>54</sup> an Equal Opportunity provider.

Walker Commons (p0550)  
**Budget Comparison**  
Period = Dec 2025  
Book = Accrual ; Tree = awl\_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>TENANT RENT</b>										
	Gross Rents	39,259	40,596	-1,336	-3	457,880	487,146	-29,266	-6	487,146
4190-00	Gain/Loss to Lease	8,820	0	8,820	N/A	103,189	0	103,189	N/A	0
5110-00	Vacancies	0	-609	609	100	-9,514	-7,307	-2,207	-30	-7,307
5130-00	Rent Adjustments	0	-18	18	100	0	-216	216	100	-216
5120-00	Admin Unit-Non Rev	-906	-906	0	0	-10,872	-10,872	0	0	-10,872
	<b>TOTAL TENANT RENT</b>	<b>47,173</b>	<b>39,063</b>	<b>8,110</b>	<b>21</b>	<b>540,683</b>	<b>468,751</b>	<b>71,932</b>	<b>15</b>	<b>468,751</b>
<b>PROJECT INCOME</b>										
5510-00	Laundry Income	147	272	-125	-46	3,732	3,262	470	14	3,262
5520-00	Late Charges	-742	4	-746	-17,937	484	50	434	868	50
5530-00	Application Fees	0	0	0	N/A	-25	0	-25	N/A	0
5590-00	Other Tenant Income	0	9	-9	-100	1,308	110	1,198	1,089	110
5600-00	Interest Income	241	6	235	3,864	1,940	73	1,867	2,558	73
5610-00	Interest Income-Restricted Reserve	554	0	554	N/A	6,659	0	6,659	N/A	0
5690-00	Miscellaneous Income	-799	0	-799	N/A	-799	0	-799	N/A	0
5340-00	Utility Allowance Preparation	0	0	0	N/A	-283	0	-283	N/A	0
	<b>TOTAL OTHER PROJECT INCOME</b>	<b>-599</b>	<b>291</b>	<b>-890</b>	<b>-306</b>	<b>13,016</b>	<b>3,495</b>	<b>9,521</b>	<b>272</b>	<b>3,495</b>
	<b>TOTAL PROJECT INCOME</b>	<b>46,574</b>	<b>39,354</b>	<b>7,220</b>	<b>18</b>	<b>553,699</b>	<b>472,246</b>	<b>81,453</b>	<b>17</b>	<b>472,246</b>
<b>PROJECT EXPENSES</b>										
	Maint and Oper Exp	36,930	14,480	-22,449	-155	219,613	173,765	-45,848	-26	173,765
	Utilities	3,151	4,920	1,769	36	36,300	59,041	22,741	39	59,041
	Administrative	9,961	8,827	-1,134	-13	114,675	105,927	-8,748	-8	105,927
	Taxes and Insurance	2,102	2,585	483	19	30,024	31,024	1,000	3	31,024
	Other Taxes and Insurance	1,508	3,702	2,194	59	30,375	44,427	14,052	32	44,427
	Other Project Expenses	1,932	1,028	-904	-88	10,842	12,341	1,499	12	12,341
	<b>TOTAL O/M EXPENSES</b>	<b>55,584</b>	<b>35,544</b>	<b>-20,040</b>	<b>-56</b>	<b>441,829</b>	<b>426,525</b>	<b>-15,304</b>	<b>-4</b>	<b>426,525</b>
<b>MORTGAGE AND OWNERS EXPENSE</b>										
	Interest Expense	1,250	1,250	0	0	15,000	15,000	0	0	15,000
7815-00	Administrative General Partner Fees	625	625	0	0	7,500	7,500	0	0	7,500
1290-00	Reserve Transfers	933	933	0	0	11,200	11,200	0	0	11,200
	<b>TOTAL MORTGAGE AND OWNERS EXP</b>	<b>2,808</b>	<b>2,808</b>	<b>0</b>	<b>0</b>	<b>33,700</b>	<b>33,700</b>	<b>0</b>	<b>0</b>	<b>33,700</b>
	<b>TOTAL PROJECT EXPENSES</b>	<b>58,392</b>	<b>38,352</b>	<b>-20,040</b>	<b>-52</b>	<b>475,529</b>	<b>460,225</b>	<b>-15,304</b>	<b>-3</b>	<b>460,225</b>
	<b>NET PROFIT (LOSS)</b>	<b>-11,818</b>	<b>1,002</b>	<b>-12,820</b>	<b>-1,280</b>	<b>78,170</b>	<b>12,021</b>	<b>66,149</b>	<b>550</b>	<b>12,021</b>
<b>OTHER CASH FLOW ITEMS:</b>										
	Reserve Transfers	-554	0	-554	N/A	-106,659	0	-106,659	N/A	0
	T and I Transfers	22,569	0	22,569	N/A	-6,175	0	-6,175	N/A	0
1220-00	Cash-Security Deposits 1	-17	0	-17	N/A	-52	0	-52	N/A	0
1310-00	Receivable-Tenant	240	0	240	N/A	-1,038	0	-1,038	N/A	0
2320-00	Security Deposits	0	0	0	N/A	-861	0	-861	N/A	0
8100-00	Authorized Reserve-Other	0	-6,458	6,458	100	0	-77,500	77,500	100	-77,500

Walker Commons (p0550)

## Budget Comparison

Period = Dec 2025

Book = Accrual ; Tree = awl\_cf

		PTD Actual	PTD Budget	Variance	% Var		YTD Actual	YTD Budget	Variance	% Var	Annual
	Other Receivables	3,102	0	3,102	N/A		6,217	0	6,217	N/A	0
2010-00	AP-Trade Vendors	53,802	0	53,802	N/A		33,796	0	33,796	N/A	0
2120-00	AP-Other	1,935	0	1,935	N/A		4,264	0	4,264	N/A	0
2220-00	Accrued Insurance	-25,225	0	-25,225	N/A		-25,225	0	-25,225	N/A	0
2232-00	Accrued Interest-ROA	1,250	0	1,250	N/A		5,000	0	5,000	N/A	0
2210-00	Accrued Managing General Partner Fees	625	0	625	N/A		7,500	0	7,500	N/A	0
	Partners Equity	0	0	0	N/A		-12,898	0	-12,898	N/A	0
<b>TOTAL OTHER CASH FLOW ITEMS</b>		<b>57,727</b>	<b>-6,458</b>	<b>64,186</b>	<b>994</b>		<b>-96,131</b>	<b>-77,500</b>	<b>-18,631</b>	<b>-24</b>	<b>-77,500</b>
<b>NET OPERATING CASH CHANGE</b>		<b>45,909</b>	<b>-5,457</b>	<b>51,366</b>	<b>941</b>		<b>-17,961</b>	<b>-65,479</b>	<b>47,518</b>	<b>73</b>	<b>-65,479</b>



## 1200 Park Avenue Apartments December 2025



Currently, there are 5 units available for occupancy. 1 Move-in and 1 move-out during December.

### Vacancies:

- **Unit #239 (60%):** (Eviction) - Applicant in process with Section 8/VASH
- **Unit #226 (60%):** (Personal) - Applicant in process with Section 8
- **Unit #221 (50%):** (Transfer) - Approved Applicant in process with Section 8
- **Unit #102 (50%):** (Skip) - RA transfer in progress
- **Unit #215 (60%):** (Deceased) - Possession expected on 12/2/25

### Upcoming Vacancies:

- **Unit #245 (45%):** (Transfer) RA transfer to unit 242
- **Unit #249 (60%):** (Transfer) RA transfer
- **Unit #306 (50%):** (Personal) Moving to a newer community in Chico
- **Unit #117 (50%):** (Personal) Moving in with family

### Bids on hand for capital projects:

- Hallway / Stair flooring - Carpet tile bids in hand pending approval.
- Other bids held if funding allows

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
- A Christmas event was held on 12/21/25, It was a dessert social type event with a large turnout.
  - This event had over 40 residents participate.



Park Avenue (p0569)  
**Budget Comparison**  
 Period = Dec 2025  
 Book = Accrual ; Tree = awl\_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>TENANT RENT</b>										
	Gross Rents	97,374	95,845	1,529	2	1,167,867	1,150,141	17,726	2	1,150,141
5110-00	Vacancies	-6,671	-3,834	-2,837	-74	-54,769	-46,006	-8,763	-19	-46,006
5120-00	Admin Unit-Non Rev	-1,111	-1,111	0	0	-13,332	-13,332	0	0	-13,332
	<b>TOTAL TENANT RENT</b>	<b>89,592</b>	<b>90,900</b>	<b>-1,308</b>	<b>-1</b>	<b>1,099,766</b>	<b>1,090,803</b>	<b>8,963</b>	<b>1</b>	<b>1,090,803</b>
<b>PROJECT INCOME</b>										
5510-00	Laundry Income	4,000	667	3,333	500	10,000	8,000	2,000	25	8,000
5520-00	Late Charges	39	68	-30	-43	1,051	822	229	28	822
5530-00	Application Fees	0	14	-14	-100	25	167	-142	-85	167
5590-00	Other Tenant Income	545	333	212	63	1,544	4,000	-2,456	-61	4,000
5600-00	Interest Income	80	0	80	N/A	753	0	753	N/A	0
5610-00	Interest Income-Restricted Reserve	21	18	3	17	251	218	33	15	218
5690-00	Miscellaneous Income	0	20	-20	-100	1,394	238	1,156	486	238
5340-00	Utility Allowance Preparation	0	0	0	N/A	-540	0	-540	N/A	0
	<b>TOTAL OTHER PROJECT INCOME</b>	<b>4,685</b>	<b>1,120</b>	<b>3,565</b>	<b>318</b>	<b>14,478</b>	<b>13,445</b>	<b>1,033</b>	<b>8</b>	<b>13,445</b>
	<b>TOTAL PROJECT INCOME</b>	<b>94,277</b>	<b>92,021</b>	<b>2,257</b>	<b>2</b>	<b>1,114,244</b>	<b>1,104,248</b>	<b>9,996</b>	<b>1</b>	<b>1,104,248</b>
<b>PROJECT EXPENSES</b>										
	Maint and Oper Exp	55,447	21,761	-33,686	-155	306,341	261,137	-45,204	-17	261,137
	Utilities	10,599	13,233	2,633	20	118,213	158,790	40,577	26	158,790
	Administrative	18,585	13,035	-5,549	-43	200,663	156,425	-44,238	-28	156,425
	Taxes and Insurance	7,269	7,440	170	2	86,188	89,277	3,089	3	89,277
	Other Taxes and Insurance	3,552	3,454	-98	-3	42,610	41,447	-1,163	-3	41,447
	Other Project Expenses	5,280	2,401	-2,879	-120	33,547	28,813	-4,734	-16	28,813
	<b>TOTAL O/M EXPENSES</b>	<b>100,732</b>	<b>61,324</b>	<b>-39,408</b>	<b>-64</b>	<b>787,562</b>	<b>735,889</b>	<b>-51,673</b>	<b>-7</b>	<b>735,889</b>
<b>MORTGAGE AND OWNERS EXPENSE</b>										
	Interest Expense	14,667	26,300	11,634	44	179,019	315,605	136,586	43	315,605
	Principal Payment	6,653	0	-6,653	N/A	76,816	0	-76,816	N/A	0
7435-00	Interest-Other	4,786	0	-4,786	N/A	57,429	0	-57,429	N/A	0
7810-00	Managing General Partner Fees	1,086	1,106	20	2	13,026	13,266	240	2	13,266
7860-00	Asset Management Fees	0	0	0	N/A	-535	0	535	N/A	0
1290-00	Reserve Transfers	2,675	2,675	0	0	32,100	32,100	0	0	32,100
	<b>TOTAL MORTGAGE AND OWNERS EXP</b>	<b>29,866</b>	<b>30,081</b>	<b>215</b>	<b>1</b>	<b>357,856</b>	<b>360,971</b>	<b>3,115</b>	<b>1</b>	<b>360,971</b>
	<b>TOTAL PROJECT EXPENSES</b>	<b>130,598</b>	<b>91,405</b>	<b>-39,193</b>	<b>-43</b>	<b>1,145,417</b>	<b>1,096,860</b>	<b>-48,557</b>	<b>-4</b>	<b>1,096,860</b>
	<b>NET PROFIT (LOSS)</b>	<b>-36,321</b>	<b>616</b>	<b>-36,936</b>	<b>-5,999</b>	<b>-31,173</b>	<b>7,388</b>	<b>-38,561</b>	<b>-522</b>	<b>7,388</b>
<b>OTHER CASH FLOW ITEMS:</b>										
	Reserve Transfers	-16	0	-16	N/A	65,372	0	65,372	N/A	0
	T and I Transfers	62,428	0	62,428	N/A	49,668	0	49,668	N/A	0
	Other Cash Changes	0	0	0	N/A	419	0	419	N/A	0
1220-00	Cash-Security Deposits 1	0	0	0	N/A	0	0	0	N/A	0
1310-00	Receivable-Tenant	1,220	0	1,220	N/A	223	0	223	N/A	0

**Budget Comparison**

Period = Dec 2025

Book = Accrual ; Tree = awl\_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2320-00	Security Deposits	188	0	188	N/A	370	0	370	N/A	0
8100-00	Authorized Reserve-Other	0	-10,942	10,942	100	-65,410	-131,300	65,890	50	-131,300
8200-00	Pending Reserves	9,474	0	9,474	N/A	-46,816	0	-46,816	N/A	0
	Other Receivables	8,269	0	8,269	N/A	81,169	0	81,169	N/A	0
2010-00	AP-Trade Vendors	94,933	0	94,933	N/A	116,993	0	116,993	N/A	0
2120-00	AP-Other	0	0	0	N/A	744	0	744	N/A	0
2220-00	Accrued Insurance	-69,948	0	-69,948	N/A	-69,948	0	-69,948	N/A	0
2232-00	Accrued Interest-ROA	0	0	0	N/A	5,126	0	5,126	N/A	0
2230-00	Accrued Interest	4,786	0	4,786	N/A	19,143	0	19,143	N/A	0
2216-00	Accrued Local Administration Fees	6,542	0	6,542	N/A	29,500	0	29,500	N/A	0
2210-00	Accrued Managing General Partner Fees	669	0	669	N/A	-17,792	0	-17,792	N/A	0
<b>TOTAL OTHER CASH FLOW ITEMS</b>		<b>118,544</b>	<b>-10,942</b>	<b>129,486</b>	<b>1,183</b>	<b>168,761</b>	<b>-131,300</b>	<b>300,061</b>	<b>229</b>	<b>-131,300</b>
<b>NET OPERATING CASH CHANGE</b>		<b>82,224</b>	<b>-10,326</b>	<b>92,550</b>	<b>896</b>	<b>137,588</b>	<b>-123,912</b>	<b>261,500</b>	<b>211</b>	<b>-123,912</b>

## MEMO

Date: January 8, 2026

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 December 2025

<b>Program Statistics for Period Ending</b>	<b>Dec 2025</b>	<b>Dec 2024</b>
Number of participants as of last day of the month	46	25
Number of Orientation Briefings	0	0
Number of signed contracts	3	0
Number of Port-In's	0	0
Number of Port-Out's	0	0
Number of Graduates	0	0
Contract Expired	0	0
Number of Terminations	0	0
Number of Voluntary Exits	0	0
Number of Families on FSS Waiting List	0	0
Number of participants with annual income increases (YTD)	15	1
Number of participants with new employment (YTD)	11	1
Number of participants with escrow accounts	18	12
Number of participants currently escrowing	14	9
Amount disbursed from escrow account	\$0.00	\$0.00
Balance of Forfeiture account	\$61,827.44	\$5,694.90
Balance of Escrow Account	\$53,994.37	\$122,856.30

### 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)	46
Number of FSS participants identified as a person with disabilities	14
Number of FSS participants employed	27
Number of FSS participants in training programs	1
Number of FSS participants enrolled in higher/adult education	10
Number of FSS participants enrolled in school and employed	5
Number of FSS families receiving cash assistance	14
Number of FSS families experiencing a reduction in cash assistance	10
Number of FSS families who have ceased receiving cash assistance	6
How many new FSS escrow accounts were established	11
Number of FSS families moved to non-subsidized housing	0
Number of FSS families moved to home-ownership <sup>60</sup>	0

HACB CoC Programs: A Report to the Board of Commissioners for the Month of December 2025										
Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	12/2025 Enrollment	12/2025 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	11	\$12,360.00	\$86,750.00
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	0	\$0.00	\$0.00
BHHAP/ASOC	7/1/25 - 6/30/26	\$11,915.00	BCBH	BCBH	4	Individuals with a mental illness with homelessness eligibility	Butte County	1	\$269.00	\$4,611.65
<b>Totals</b>		<b>\$172,610.00</b>			<b>35</b>			<b>12</b>	<b>\$12,629.00</b>	<b>\$100,361.65</b>

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:01/06/2026

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



# IRS sets 2026 business standard mileage rate at 72.5 cents per mile, up 2.5 cents

IR-2025-128, Dec. 29, 2025

WASHINGTON — The Internal Revenue Service today announced that the optional standard mileage rate for business use of automobiles will increase by 2.5 cents in 2026, while the mileage rate for vehicles used for medical purposes will decrease by half a cent, reflecting updated cost data and annual inflation adjustments.

Optional standard mileage rates are used to calculate the deductible costs of operating vehicles for business, charitable, and medical purposes. Additionally, the optional standard mileage rate may be used to calculate the deductible costs of operating vehicles for moving purposes for certain active-duty members of the Armed Forces, and now, under the One, Big, Beautiful Bill, certain members of the intelligence community.

Beginning Jan. 1, 2026, the standard mileage rates for the use of a car, van, pickup or panel truck will be:

- 72.5 cents per mile [driven for business use](#), up 2.5 cents from 2025.
- 20.5 cents per mile driven for medical purposes, down a half cent from 2025.
- 20.5 cents per mile driven for moving purposes for certain active-duty members of the Armed Forces (and now certain members of the intelligence community), reduced by a half cent from last year.
- 14 cents per mile driven in service of charitable organizations, equal to the rate in 2025.

The rates apply to fully-electric and hybrid automobiles, as well as gasoline and diesel-powered vehicles.

While the mileage rate for charitable use is set by statute, the mileage rate for business use is based on an annual study of the fixed and variable costs of operating an automobile. The rate for medical and moving purposes, meanwhile, is based on only the variable costs from the annual study.

Under the law, taxpayers cannot claim a miscellaneous itemized deduction for unreimbursed employee travel expenses, except for certain educator expenses. However, deductions for expenses that are deductible in determining adjusted gross income remain allowable, such as for certain members of a reserve component of the Armed Forces, certain state and local government officials, certain performing artists, and eligible educators. Alternatively, eligible educators may claim an itemized deduction for certain unreimbursed employee travel expenses. In addition, only taxpayers who are members of the military on active duty or certain members of the intelligence community may claim a deduction for moving expenses incurred while relocating under orders to a permanent change of station.

Use of the standard mileage rates is optional. Taxpayers may instead choose to calculate the actual costs of using their vehicle.

Taxpayers using the standard mileage rate for a vehicle they own and use for business must choose to use the rate in the first year the automobile is available for business use. Then, in later years, they can choose to use the standard mileage rate or actual expenses.

For a leased vehicle, taxpayers using the standard mileage rate must employ that method for the entire lease period, including renewals.

[Notice-2026-10](#) [PDF](#) contains the optional 2026 standard mileage rates, as well as the maximum automobile cost used to calculate mileage reimbursement allowances under a fixed-and variable rate plan. The notice also provides the maximum fair market value of employer-provided automobiles first made available to employees for personal use in 2026 for which employers may calculate mileage allowances using a cents-per-mile valuation rule or the fleet-average-valuation rule.

*News items may not be updated after their release. Please verify the date before relying on the language.*

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4983

RESOLUTION ADOPTING PUBLICALLY AVAILABLE PAY SCHEDULES  
FOR THE HOUSING AUTHORITY OF THE COUNTY OF BUTTE

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

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

WHEREAS, the California Public Employees Retirement System (CalPERS) requires that the earnable compensation of HACB personnel be duly approved and adopted by the governing body of the HACB, and that such information to be accessible to, and made available for, public review; and

WHEREAS, by means of Resolution 4906, dated October 19, 2023, the Board adopted revisions to the HACB Personnel Policy and Management Addendum to the Personnel Policy, in which the HACB Organization Chart, depicting HACB Board-authorized positions, was approved as Appendix D to the Personnel Policy; and

WHEREAS, by means of Resolution No. 4907, dated October 19, 2023, the HACB Board of Commissioners adopted the Memorandum of Understanding (Union MOU) between Operating Engineers Local Union No. 3 and HACB, adopting and integrating the current HACB salary schedules into the Union MOU;

WHEREAS, the Union MOU includes an annual Cost of Living Adjustment (COLA) for each year during the MOU term of between 2.5-5.0%, based upon the SF/Oakland/Hayward CPI, posted in October annually, effective January 1<sup>st</sup> of the following year; and

WHEREAS, due to the government shut-down, the SF/Oakland/Hayward CPI posted in October, will not be available for 2025. Therefore, the HACB and the Union mutually agreed to use an average of the September and November 2025 CPI for the West Region (which includes the SF/Oakland/Hayward region) and based upon that, the COLA effective January 1, 2026 is 3.15%;

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to adopt its publicly available Pay Schedules dated January 1, 2026, compliant with CalPERS requirements, such schedules documenting adopted and authorized agency position classifications, rate types, ranges, and steps, such Pay Schedule attached to and made a part of this Resolution No. 4983.

Dated: January 15, 2026.

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David Pittman, Board Chair

ATTEST:

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Lawrence C. Guanzon, Secretary

**Housing Authority of the County of Butte**  
**CalPERS Publicly Adopted Pay Schedule**  
**Adopted by Resolution No. 4983 on January 15, 2026**

**Effective as of 01/01/2026**

(pre 10/01/2018 hire date)

<b>Classification</b>	<b>Rate Type</b>	<b>Range</b>	<b>Step 1</b>	<b>Step 2</b>	<b>Step 3</b>	<b>Step 4</b>	<b>Step 5</b>	<b>Range</b>
Accountant	Monthly	<b>129</b>	\$5,580	\$5,863	\$6,160	\$6,472	\$6,800	<b>129</b>
Assisted Housing Specialist	Monthly	<b>112</b>	\$4,709	\$4,948	\$5,199	\$5,462	\$5,739	<b>112</b>
Assisted Housing Specialist - Lead	Monthly	<b>122</b>	\$5,204	\$5,467	\$5,744	\$6,035	\$6,341	<b>122</b>
Client Services Specialist I	Monthly	<b>97</b>	\$4,056	\$4,261	\$4,477	\$4,704	\$4,943	<b>97</b>
Contracts Administrator	Monthly	<b>138</b>	\$6,102	\$6,411	\$6,735	\$7,076	\$7,434	<b>138</b>
Deputy Executive Director	Monthly	<b>235</b>	\$16,014	\$16,824	\$17,676	\$18,571	\$19,511	<b>235</b>
Executive Assistant	Monthly	<b>143</b>	\$6,414	\$6,738	\$7,079	\$7,437	\$7,814	<b>143</b>
Executive Director	Monthly	<b>250</b>	\$18,591	\$19,532	\$20,521	\$21,560	\$22,651	<b>250</b>
Finance Director	Monthly	<b>220</b>	\$13,794	\$14,492	\$15,225	\$15,996	\$16,806	<b>220</b>
Housing Inspector	Monthly	<b>126</b>	\$5,416	\$5,690	\$5,978	\$6,280	\$6,598	<b>126</b>
Intake Specialist - Public Housing	Monthly	<b>107</b>	\$4,480	\$4,707	\$4,946	\$5,197	\$5,460	<b>107</b>
Intake Specialist - Section 8	Monthly	<b>107</b>	\$4,480	\$4,707	\$4,946	\$5,197	\$5,460	<b>107</b>
Maintenance I	Monthly	<b>111</b>	\$4,662	\$4,898	\$5,146	\$5,407	\$5,681	<b>111</b>
Maintenance II	Monthly	<b>116</b>	\$4,901	\$5,150	\$5,411	\$5,685	\$5,973	<b>116</b>
Maintenance Supervisor	Monthly	<b>126</b>	\$5,416	\$5,690	\$5,978	\$6,280	\$6,598	<b>126</b>
Occupancy Specialist - Lead	Monthly	<b>122</b>	\$5,204	\$5,467	\$5,744	\$6,035	\$6,341	<b>122</b>
Occupancy Specialist	Monthly	<b>112</b>	\$4,709	\$4,948	\$5,199	\$5,462	\$5,739	<b>112</b>
Project Manager	Monthly	<b>186</b>	\$9,837	\$10,335	\$10,858	\$11,407	\$11,984	<b>186</b>
Public Housing Manager	Monthly	<b>155</b>	\$7,227	\$7,593	\$7,978	\$8,381	\$8,806	<b>155</b>
Rental Assistance Programs Manager	Monthly	<b>168</b>	\$8,224	\$8,641	\$9,078	\$9,538	\$10,020	<b>168</b>
Senior Accountant	Monthly	<b>153</b>	\$7,084	\$7,443	\$7,820	\$8,216	\$8,632	<b>153</b>
Special Programs Coordinator	Monthly	<b>120</b>	\$5,101	\$5,360	\$5,631	\$5,916	\$6,216	<b>120</b>
Systems Administrator	Monthly	<b>162</b>	\$7,748	\$8,141	\$8,554	\$8,987	\$9,442	<b>162</b>
Utility Worker	Monthly	<b>72</b>	\$3,162	\$3,322	\$3,490	\$3,666	\$3,852	<b>72</b>

**\* Plus Longevity Pay = 2% at 10 years; 4% at 15 years; 6% at 20 years; 8% at 25 years; 10% at 30 years; and 12% at 35 years.**



**Housing Authority of the County of Butte**  
**CalPERS Publicly Adopted Pay Schedule**  
**Adopted by Resolution No. 4983 on January 15, 2026**

**Effective as of 01/01/2026**

(post 10/01/2018 hire date)

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Accountant	Monthly	<b>129</b>	\$5,580	\$5,720	\$5,863	\$6,010	\$6,160	\$6,314	\$6,472	\$6,634	\$6,800	<b>129</b>
Assisted Housing Specialist	Monthly	<b>112</b>	\$4,709	\$4,827	\$4,948	\$5,072	\$5,199	\$5,329	\$5,462	\$5,599	\$5,739	<b>112</b>
Assisted Housing Specialist - Lead	Monthly	<b>122</b>	\$5,204	\$5,334	\$5,467	\$5,604	\$5,744	\$5,888	\$6,035	\$6,186	\$6,341	<b>122</b>
Client Services Specialist I	Monthly	<b>97</b>	\$4,056	\$4,157	\$4,261	\$4,368	\$4,477	\$4,589	\$4,704	\$4,822	\$4,943	<b>97</b>
Contracts Administrator	Monthly	<b>138</b>	\$6,102	\$6,255	\$6,411	\$6,571	\$6,735	\$6,903	\$7,076	\$7,253	\$7,434	<b>138</b>
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Intake Specialist - Section 8	Monthly	<b>107</b>	\$4,480	\$4,592	\$4,707	\$4,825	\$4,946	\$5,070	\$5,197	\$5,327	\$5,460	<b>107</b>
Maintenance I	Monthly	<b>111</b>	\$4,662	\$4,779	\$4,898	\$5,020	\$5,146	\$5,275	\$5,407	\$5,542	\$5,681	<b>111</b>
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Public Housing Manager	Monthly	<b>155</b>	\$7,227	\$7,408	\$7,593	\$7,783	\$7,978	\$8,177	\$8,381	\$8,591	\$8,806	<b>155</b>
Rental Assistance Programs Manager	Monthly	<b>168</b>	\$8,224	\$8,430	\$8,641	\$8,857	\$9,078	\$9,305	\$9,538	\$9,776	\$10,020	<b>168</b>
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Systems Administrator	Monthly	<b>162</b>	\$7,748	\$7,942	\$8,141	\$8,345	\$8,554	\$8,768	\$8,987	\$9,212	\$9,442	<b>162</b>
Utility Worker	Monthly	<b>72</b>	\$3,162	\$3,241	\$3,322	\$3,405	\$3,490	\$3,577	\$3,666	\$3,758	\$3,852	<b>72</b>

\* Plus Longevity Pay = 2% at 10 years; 4% at 15 years; 6% at 20 years; 8% at 25 years; 10% at 30 years; and 12% at 35 years.



# Save-the-Date for the 2026 NorCal/Nev NAHRO Conference

"Balancing Acts & Big Top Facts: Housing Under the Big Tent"

## **January 25, 2026 (10:00 AM Start) - Commissioner/Executive Director Session**

This course is designed for both new and seasoned Housing Commissioners/Executive Directors of Public Housing Authorities.

Commissioner/Executive Director Training Description Coming Soon!

## **January 26-27, 2026 (8:00 AM Start) - General Attendee Sessions**

Conference Agenda Coming Soon!

**Vendors: [Click Here to register \(\\*\\*Vendor Registration Only\\*\\*\)](#)**

For Poster Contest Rules and Information, please [CLICK HERE](#).

Please follow the link below to book your room at the Napa Valley Marriot Hotel & Spa where the conference will be held. **Attendees and vendors get a special discounted rate until 12/26/2025 so book your rooms now!**

**[Click here to book your room \(book by December 26\)](#)**

The NorCal/Nevada Chapter promotes professionalism, partnerships, continued learning, networking, and best practices in affordable housing. Come join us in Napa for this Annual Conference.

# Washington Conference



As the affordable housing crisis continues to worsen and the midterm elections approach, there's no better time to meet with your elected officials in the nation's capital! Join hundreds of housers and community builders from all across America at **NAHRO's 2026 Washington Conference**, and raise your voices on behalf of the families you serve. The conference will provide timely regulatory and policy updates and equip you with what you need to be effective advocates for your communities and the housing and community development programs you use to serve them. We'll help you schedule your Hill visits, provide you with national policy priorities and state-by-state data, and hone your advocacy skills. Join us at this critical time as we speak up on behalf of our communities!

**[Register now!](#)**

**For more information:**

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**Questions?** Please email us at [conferenceregistration@nahro.org](mailto:conferenceregistration@nahro.org) so we can assist you!