

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

MEETING AGENDA

April 16, 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.

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

<https://meet.goto.com/191474605>

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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 or call 530-895-4474 x.210.

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

NEXT RESOLUTION NO. 4987

ITEMS OF BUSINESS

1. ROLL CALL
2. AGENDA AMENDMENTS

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Board of Commissioners
Agenda –Meeting of April 16, 2026
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3. CONSENT CALENDAR

3.1 Minutes for the meeting of March 19, 2026

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$623,501.66
3.2.2	Landlords –	\$2,267,761.23
3.2.3	Payroll –	\$151,747.42

3.3 Finance Update

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 HACB to Town of Paradise – Request for Revision to Mayer Commons Unit Mix, letter dated March 3, 2026

4.2 Town of Paradise to HACB – Approval of Unit Mix Revision, letter dated March 31, 2026

4.3 Commissioner Appointment: Laurel Faulk, HACB Tenant Commissioner

5. REPORTS FROM EXECUTIVE DIRECTOR

Meeting turned over to Executive Director Guanzon by Chair Pittman

5.1 Election of Officers – Election of Chair and Vice Chair for 2026-2027.

Recommendation: Motion

Meeting turned over to newly elected Chair by Executive Director Guanzon

5.2 Family Self-Sufficiency (FSS Graduate) – Recognition of FSS Graduate Anthony Scott Sr.

Recommendation: Resolution No. 4987

5.3 Section 8 Administrative Plan (AP) – Receive comments: adopt; fundamental change to admission procedure: AP Chapter 4: “Applications, Waiting List and Tenant Selection”, addition of EHV Preference(s) for transfer to HCV Program.

Recommendation: Resolution No. 4988

5.4 Receive and File Proposed Agency Annual/Five-Year Plan – Authorize publication Notice for review and schedule Public Hearing on June 18, 2026 for adoption of Agency Plan.

Recommendation: Receive and File

5.5 Receive and File Proposed Public Housing Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan (AP) – Schedule Public Hearing on July 17, 2025 for adoption of ACOP and AP.

Recommendation: Receive Draft ACOP and Section 8 AP, authorize Publication of Public Notice for public review and comment (minimum 45 days required) and schedule public hearing for receipt of comment and final adoption of documents on June 18, 2026.

5.6 CalPERS/CERBT – Delegation of Authority to Request Disbursements, California Employers’ Retiree Benefit Trust (CERBT).

Recommendation: Resolution No. 4989

5.7 Gridley Farm Labor Housing – Authorization to enter into contract with Clyde G. Steagall, Inc. for the Gridley Farm Labor Housing Generator Project.

Recommendation:

Resolution No. 4990

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

9. REPORTS FROM COMMISSIONERS

10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION

11.1 Pursuant to California Government Code 54957: Public Employment Performance Evaluation

One Matter: Executive Director Evaluation

12. COMMISSIONERS' CALENDAR

- **Next Meeting: May 21, 2026**
- **PSWRC-NAHRO – Annual Conference: May 27-29, 2026, Santa Barbara, CA**

13. ADJOURNMENT

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

**MEETING MINUTES OF
March 16, 2026**

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 2:00 p.m.

1. ROLL CALL

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

Present for the Staff: Larry Guanzon, Executive Director; Marysol Perez, Executive Assistant; Angie Little, Rental Assistance Programs Manager; and Taylor Gonzalez, Project Manager; all attended in person.

Others present: Marco Cruz, CFO Consultant.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

CFO Consultant Marco Cruz, provided a Finance Update. He shared that during the last four months the accounting team has been preparing the financials for the audit review. The new auditors Smith Marion & Co. received the financial reports at the beginning of March and will be on site April 7-10, 2026. This group of auditors is a very experienced team and staff is confident that it will have a final audit report by the June 30th deadline. CFO Cruz was also able to provide financials from the YARDI software and detailed each new financial report to the Board. He did mention that the financial reports will continue to evolve as he continues to optimize procedures. The Board appreciated the annotations Mr. Cruz provided to each financial report.

*Housing Authority of the County of Butte
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Minutes – Meeting of March 16, 2026*

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Project Manager Taylor Gonzalez shared that the Park Place Apartment’s exterior site rehabilitation with emphasis on an accessible path of travel and replacement of shade structure commenced the second week of March. The construction team has removed the concrete and put in the rock base. There is active coordination happening between the construction team and on-site management to ensure a safe environment to tenants.

Commissioner Richter inquired of a possible mural on the outside of Lincoln Apartments, Chico. Project Manager Taylor Gonzalez would do the research on Commissioner Richter’s inquiry.

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

4. CORRESPONDENCE

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 GASB 68 & 75 Annual Report and 2025 PARS and CERBT Trust Statements – CFO Marco Cruz provided an information only report regarding Generally Accepted Standards Board (GASB) 68 & 75 as well as PARS and CERBT Trust statements. The Housing Authority’s net pension liability is \$4,553,360. When accounting for the \$2,930,110 held in the PARS pension trust, the remaining liability is \$1,623,250. Staff will continue funding the trust to cover future CalPERS payments. The report shows net OPEB assets of \$220,936, including a CERBT trust valued at \$910,075. Because assets are currently projected to outpace liabilities, the trust is in a surplus position. To manage the "locked" OPEB surplus, staff will begin requesting trust reimbursements for annual out-of-pocket OPEB expenses and the impact of retirees on healthcare rates. In addition, Mr. Cruz recommends taking another look at the investment plan and perhaps changing investment strategies.

6. MEETING OPEN FOR DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

8.1 CalAHA Annual Conference: February 22-23, 2026, Solvang, CA – Executive Director Guanzon attended this conference, this conference is also attended by Housing Authority Executive Director’s from California. Executive Director Guanzon is part of the Executive Committee of CalAHA. The discussions and sessions ranged from development activity, bond and financial reviews, different financing models and round table discussions.

8.2 2026 Washington Conference: NAHRO, March 9-12 2026 – Executive Director Guanzon and Commissioner Crowe both attended the Washington Conference. They attended meetings with Senator Padilla’s staff as well as meeting with Senator Schiff and his staff. They were not able to meet with LaMalfa’s aides because of his death there is no political activity allowed. Commissioner Crowe was thankful to have been able to attend, he was one of 100 first timers in attendance and also noted that this was a sold-out conference, 900+ attended. He also shared that the experience humanized everything, and it was learning experience.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

Commissioner Richter discussed the recently approved sewer rate increase from the City of Chico and was curious as to how it would affect UA’s, suggested reaching out to the city of Chico in writing and explain how the increase would affect the HACB, participants and landlords.

Chair Pittman shared he visited the Genesis Shelter with the League of cities. He also inquired about housing programs or resources available to disabled adult dependents, as he was recently approached by a family of aging parents with a disabled adult son who are worried about what will happen to him once they are no longer able to care for him. Rental Assistance Manager Angie Little will provide him with a list of resources.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

- **Next Meeting: April 16, 2026**

13. ADJOURNMENT

The meeting was adjourned at 3:20 p.m.

Dated: March 16, 2026.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

**3.2 Checks Written
March 2026**

Sec - 8 HAP

Computer Checks	\$	13,673.49
Direct Deposits	\$	2,254,087.74
TOTAL		\$ 2,267,761.23

PAYROLL

Employees:

3/6/2026	\$	76,013.63
3/20/2026	\$	74,353.85
TOTAL		\$ 150,367.48

Resident Managers:

3/6/2026	\$	689.97
3/20/2026	\$	689.97
TOTAL		\$ 1,379.94

BANK ACCOUNTS SUMMARY

Business Activities	\$	594,924.76
Banyard	\$	1,225.50
BCAHDC	\$	27,351.40
TOTAL		\$ 623,501.66

April 16, 2026

MEMO

To: Board of Commissioners
From: Marco Cruz, CFO Consultant
Larry Guanzon, Executive Director
Subject: 3.3 Finance Update

Finances

Quarterly financials ending December 2025 were presented at the March 19, 2026 board meeting. Staff is in the process of closing the quarter ending March 30th, and these will be presented at the May board meeting. Staff will present quarterly financials through the June 2026 quarter, afterwards transitioning to a monthly presentation. To facilitate this, staff is implementing a month-end checklist designed to help ensure that financials are closed in a timely manner. This checklist will support more consistent and up-to-date reporting as we move forward.

EHV

An in-depth analysis was done on the remaining Emergency Housing Voucher (EHV) grant funds. This verified staff's initial estimates that the program will run out of funds late in 2026. EHV was a COVID era program that gave emergency rental assistance to those experiencing homeless or at the risk of violence. While Congress approved the program to run through 2030, funding was exhausted sooner than expected. HACB can pay the current monthly EHV assistance through October 2026. Staff is currently transitioning EHV participants to the HCV program which may extend the program into 2027. No participants are expected to lose rental assistance from the EHV closeout.

Initiatives

As stated above, the Accounting department is implementing month end procedures to produce timely financials. An analysis is also being conducted on the HCV programs to determine the composition of administration vs HAP dollars.

Audits

The audit team from Smith Marian and Company have conducted the on-site portion of the 2025 audit and expects to have the audit draft to HACB by mid-May. Smith Marion is a highly

experienced firm with a long history of auditing public housing authorities. As expected, the first year of their engagement is challenging as they integrate HACB into their system. Extra validation is needed to ensure all funds and programs are classified correctly. As previously communicated to the board, the audit for the first-year ending will involve substantial reclassifications and there will be continued findings. However, we are looking forward to a much cleaner and streamlined process in 2026, which should make future audits more efficient and less complex.

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

UNITS LEASED SUMMARY	APR'26	MAR'26	FEB'26	JAN'26	DEC'25	NOV'25	OCT'25	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25
BUTTE												
ACC UNIT MONTHS	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983
CURRENT LEASED	1837	1847	1855	1859	1867	1856	1870	1851	1851	1860	1868	1873
VOUCHER UTILIZATION %	92.64%	93.14%	93.55%	93.75%	94.15%	93.60%	94.30%	93.34%	93.34%	93.80%	94.20%	94.45%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	100	99	98	106	98	100	94	102	102	100	101	104
VOUCHER UTILIZATION %	114.94%	113.79%	112.64%	121.84%	112.64%	114.94%	108.05%	117.24%	117.24%	114.94%	116.09%	119.54%
VASH												
ACC UNIT MONTHS	214	214	214	214	214	214	214	214	214	214	214	214
CURRENT LEASED	188	194	189	190	188	188	187	189	187	184	171	166
VOUCHER UTILIZATION %	87.85%	90.65%	88.32%	88.79%	87.85%	87.85%	87.38%	88.32%	87.38%	85.98%	79.91%	77.57%
TOTAL												
ACC UNIT MONTHS	2284	2284	2284	2284	2284	2284	2284	2284	2284	2284	2284	2284
CURRENT LEASED	2125	2140	2142	2155	2153	2144	2151	2142	2140	2144	2140	2143
VOUCHER UTILIZATION %	93.04%	93.70%	93.78%	94.35%	94.26%	93.87%	94.18%	93.78%	93.70%	93.87%	93.70%	93.83%

HAP SUMMARY*	APR'26	MAR'26	FEB'26	JAN'26	DEC'25	NOV'25	OCT'25	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25
ACC BUDGET	\$ 2,051,887	\$ 2,051,887	\$ 2,051,887	\$ 2,051,887	\$ 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	\$ 1,934,980	\$ 1,975,248	\$ 1,977,750	\$ 1,981,478	\$ 1,974,219	\$ 1,945,813	\$ 1,939,494	\$ 1,933,205	\$ 1,922,893	\$ 1,909,809	\$ 1,905,886	\$ 1,902,649
PER UNIT COST	\$ 911	\$ 923	\$ 923	\$ 919	\$ 917	\$ 908	\$ 902	\$ 903	\$ 899	\$ 891	\$ 891	\$ 888
BUDGET UTILIZATION %	94.30%	96.26%	96.39%	96.57%	106.46%	104.93%	104.58%	104.25%	103.69%	102.98%	102.77%	102.60%

ACTIVITY SUMMARY	APR'26	MAR'26	FEB'26	JAN'26	DEC'25	NOV'25	OCT'25	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25
# PORT IN BILLED	44	44	44	41	41	41	41	40	37	32	31	28
#PORT OUT UNDER CONTRACT	88	89	84	81	81	80	80	79	77	76	76	77
ZERO HAP	10	8	9	7	9	9	4	3	5	4	6	4
UTILITY ASSISTANCE PAYMENTS	124	136	129	135	136	136	130	132	111	125	122	116
NEW ADMISSIONS	**	7	12	3	12	23	6	31	26	30	10	21
INITIAL VOUCHERS SEARCHING	11	13	15	14	8	7	15	12	17	36	33	28
ACTUAL/ESTIMATED EOP	15	15	10	8	14	16	13	21	11	16	18	18
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	%
Apr-26	11**	0	0****	0	0	0	0	2	2	0	0	4	97.9%
Mar-26	14**	0	0****	0	0	0	0	1	4	0	1	6	96.9%
Feb-26	12**	0	0****	0	2	1	1	0	4	0	2	10	94.8%
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%

* 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	%
Apr-26	2	0	1	0	6	0	2	11	96.8%
Mar-26	4	1	2	0	2	1	1	11	96.8%
Feb-26	2	0	3	0	2	1	1	9	97.4%
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%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Apr-26	6
Mar-26	7
Feb-26	7
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

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Apr-26	3	1	0	1
Mar-26	5	2	1	0
Feb-26	5	2	5	0
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

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	14 Transfer list	6+	1998	6+	1555	6+
2	3211	3+			660	2+
3	564	2+	582	2+	397	2+
4	239	5+			54	4+
5					27	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	14	3	370	3	266	2
2	439	7			44	
3	20	2	14	6	12	
4	4	4+			1	
5					1	

MEMO

Date: April 10, 2026
To: HACB Board of Commissioners
From: Taylor Gonzalez, Project Manager
Subject: Status of HACB Construction Projects

As of April 10, 2026, the status of HACB construction activity follows:

2020A Bond – Activities:

- To date, **\$9,147,205** 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.
- Per the Bond Loan Agreement, the Bond properties must be inspected by an architect every five years. This process involves a professional assessment of the buildings' condition and an estimate of their remaining useful life. The inspections have completed and subsequently have been sent to the Bond Trustee for review. Additionally, HACB staff will review the reports to guide any immediate repairs that were identified at the Bond properties.

Mayer Commons (formerly Kathy Court Apartments), Paradise:

- The contractor's retention pay application has been released.
- The Town of Paradise along with their consultant are currently reviewing a CDBG-DR loan draw request which will reimburse the HACB for the contractor's retention payment.
- HACB staff, Town of Paradise staff, and RSC Associates, the third-party property manager, continue to collaborate on leasing activities.



Mayer Common, Paradise (Project Complete)



*April 10, 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 shade structure.*

- Construction commenced in early March, 2026
- The construction team and on-site management are coordinating closely to ensure a safe environment for all tenants throughout the construction process.
- Multiple change order requests have been processed due to unforeseen field conditions.
- Placement of the new concrete is expected to begin the week of April, 20.



Park Place Apartments, Oroville – Concrete replacement in process

*April 10, 2026
HACB Construction Status Memo
pg. 2*

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.*

- Approval to award the contract from the technical assistance team has been granted, therefore contract authorization is currently being presented to the HACB Board of Commissioners for consideration.
- A minimum six-month lead time is expected for the generator delivery. Installation will commence on site when the generator arrives.



Farm Labor Housing Well Site, Gridley (prior to standby generator installation)

Lincoln Apartments, Chico: *Exterior Rehabilitation with emphasis on railing replacement, stair tread replacement, and exterior painting.*

- The design team reports that completed construction drawings, which will be used to obtain permits are expected to be completed by the end of April, 2026.
- Construction is slated to begin Summer 2026.



Lincoln Apartments, Chico (prior to planned improvements)

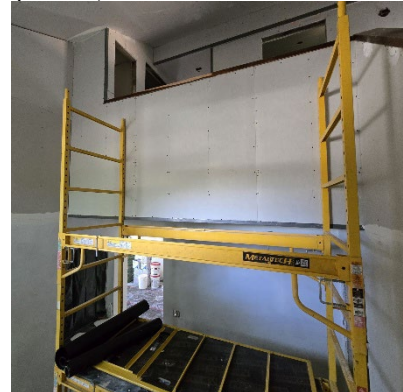
*April 10, 2026
HACB Construction Status Memo
pg. 3*

645 Gardella Fire Restoration, Oroville: *Interior Rehabilitation of fire damaged Public Housing Unit*

- Construction began in late February.
- Demolition is complete and drywall replacement is in process.
- Multiple change order requests have been processed due to the very poor condition of the unit pre-fire.



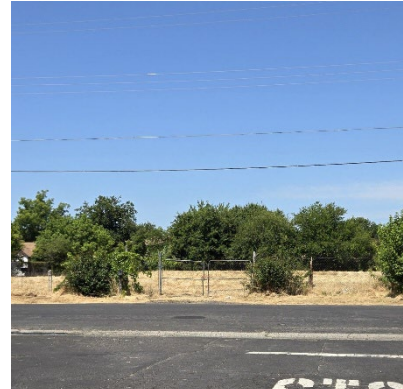
645 Gardella Avenue, Oroville (rehabilitation in process)



645 Gardella Avenue, Oroville (rehabilitation in process)

Fogg Avenue Apartments, Oroville: *Development Initiative (Bare land, 1.32-acres)*

- 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.

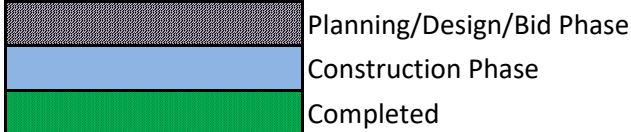


Proposed Fogg Avenue Apartments, Oroville

*April 10, 2026
HACB Construction Status Memo
pg. 4*

12 Month HACB Construction Project Schedule - April, 2026

	Budgeted Amount	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27
Park Place Apartments, Oroville													
Site Improvements Project	\$591,341	█	█	█									
Farm Labor Housing, Gridley													
Well Backup Generator Project	\$500,000	█	█	█	█	█	█	█	█	█	█	█	█
HACB Main Office													
Office Improvement Project	\$59,850	█	█	█	█	█	█	█	█	█	█		
Lincoln Apartments, Chico													
Railing and Stair Replacement Project	\$267,948	█	█	█	█	█	█						
Fogg Avenue Apartments, Oroville													
Design Development and Construction Drawings	\$450,000	█	█	█	█	█	█	█	█	█	█	█	█
Seek Funding and Grant Application Preparation	\$50,000	█	█	█	█	█	█	█	█	█	█	█	█
Other Projects													
645 Gardella Avenue Fire Restoration Project (Public Housing)	\$165,000	█	█	█	█								
Total next 12 months:	\$2,084,139												



MEMO

Date: April 8, 2026

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: Capital Fund Construction Projects – Status Update

As of April 8, 2026, the following summarizes the status of current HACB Capital Fund construction activities:

2026 Capital Improvement Fund Grant Award

- On April 1, 2026 the Housing Authority of the County of Butte (HACB) received notification of the annual HUD Public Housing Capital Improvement Fund Grant award. The amount awarded to HACB for the 2026 Cap Fund year is \$1,137,513.00.

Monument Sign Replacement – Rhodes Terrace and Shelton Oaks

- ICE: \$20,000
- Contract Award: Visual Impact Signs for \$22,690.00
- Status: Notice to Proceed Issued – Work to begin on or before May 8, 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 February 16, 2027

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
- Fencing – add additional wrought iron fencing and access control systems to the perimeter of the Winston Gardens property. – project completed
- 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 – project completed
- Roof Replacement – Replace 15 roofs which reached the end of their useful life – Chico PH – project complete

*April 8, 2026
HUD Public Housing Capital Fund Report
pg. 1*

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

This Capital Fund is 83.63% obligated and 78.68% 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 – projects complete
- 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 – project complete
- Barrier Free Shower System Installation – 7 Natoma Ct., Chico – project completed
- ADA Access Ramp – 7 La Leita Ct., Chico – project completed
- Roof Replacement – 1239 Ivy Street, Chico – project completed

Capital Fund 2025, Funding Amount \$1,115,592.00 to be expended by May 12, 2029

This Capital Fund is 30% obligated and 30% 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
- Kitchen Cabinet Replacements – Select units Amp wide replace kitchen cabinets which have reached the end of their useful life, in planning

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 04/08/2026													
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-CGP 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	223,118.40	223,118.40	500,100.40	500,100.40	-
3	1408 Management Improvements				5,000.00	-	-	-	-	-	5,000.00	-	5,000.00
4	1410 Administration (10% Max)	91,336.00	91,336.00	91,336.00	115,657.00	115,657.00	115,657.00	111,559.20	111,559.20	111,559.20	318,552.20	318,552.20	-
14	1480 General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	1,010,375.00	1,008,274.44	1,008,274.44	807,449.00	622,638.83	565,251.57	780,914.40		-	2,598,738.40	1,573,526.01	1,025,212.40
		1,147,379.00	1,145,278.44	1,145,278.44	1,159,420.00	969,609.83	912,222.57	1,115,592.00	334,677.60	334,677.60	3,422,391.00	2,392,178.61	1,030,212.40
			99.82%	99.82%		83.63%	78.68%		30.00%	30.00%			

HUD Low Income Public Housing

Capital Fund Program Summary - Projects Proposed or Under Contract

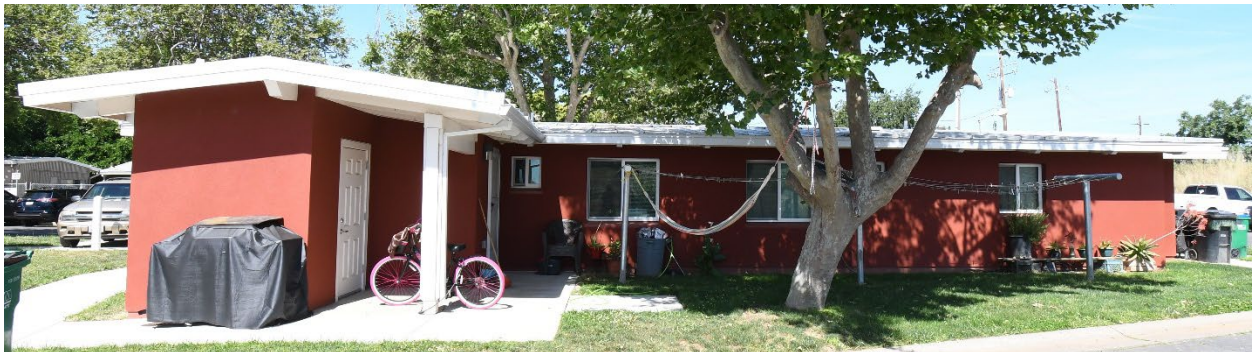
		100 Reserved Budget	1406 Operations	1408 Mgmt. Improvements	1410 Admin	1480 General Capital Activity	Totals	"UC" Under Contract
Acct Code	Cash Available as of 04/08/2026	-	-	5,000.00	-	1,025,212.40	1,030,212.40	
	CF-23, CF-24, CF-25 Funding							
100	Reserved Budget	-					-	
1406	Operations		-				-	
1408	Management Improvements			5,000.00			5,000.00	
1410	Administration				-		-	
1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment					1,025,212.40	1,025,212.40	
							1,030,212.40	Total

0.00 0.00 0.00 0.00 0.00 0.00

MEMO

Date: April 10, 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 April 1st, there’s a total of (78) occupied units. There were (3) move-in’s and no move-out’s during the month of March, 2026. A total of (11) concrete block units are vacant and are rent ready. (18) units are deemed uninhabitable, and (8) are offline, waiting for the next phase renovation. All of the remodeled units are currently occupied. **As residents move-out of the old 1930’s-era wooden units the total number of units available for occupancy decreases as they are designated “Uninhabitable” with USDA-RD.** There are no pending unlawful detainers or intent to vacate notices at this time. Unpaid rents – there are several and AWI is in the process of collecting.



Renovated 1980’s era Concrete Block Housing

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 move-in specials along with referral incentives to attract qualified applicants. AWI is currently running an advertisement in the local Spanish radio station. Staff will be attending a community event, Dia del Niño (Children’s Day), in Gridley to help promote the FLH property. AWI staff have also placed banners and balloons on the grounds to increase visibility.

Monthly rental income came in at \$4,984 less than budget at \$110,206. Monthly income is down due to vacancy loss being a little over \$6,783 more than what was budgeted for the month. YTD income comes to \$19,762 less than budget at \$671,380. Monthly & YTD expenses are \$3,554 less than budget at \$686,424. Our YTD net profit came to a negative \$15,044 or more than anticipated at a negative \$16,209. 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 number compared to budget which was \$1,165.

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 repairing the facia of rental units and shop buildings, exterior painting of the complex, pothole repairs, and to install a border around the playground areas so that ground cover can be added under the playground.



Unrenovated 1980's era Concrete-block Unit

Mi C.A.S.A.'s monthly food distribution will be held on April 13, 2026. Mi C.A.S.A. is half way through their 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 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 were voted on by HACB staff & Board and one poster was chosen from each category (Elementary and Middle School). The (2) posters were submitted for consideration at the NAHRO NorCal/Nevada conference that was held in Napa on January 25th-27th, 2026, and our poster for the Elementary category was chosen to move on to Regional competition at the upcoming PSWRC conference to be held in Santa Barbara in the month of May, 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 was approved as they will be using raised plantar beds. The location for community garden is 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 8th through July 10th, 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 submitted the second response to HCD to resolve all findings. The final clearance letter from HCD dated February 18, 2026 was presented in the February Board **meeting**. 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 3rd party property manager has submitted a response and has provided all documents requested to ensure compliance. We are currently awaiting a reply from DOJ.



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.) last year and plan to rehab another (2) cinderblock units (1464/1468 Ogden Ave.) this 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; following the successful bid opening in March, approval to award the contract from the technical assistance team has been granted. Therefore, contract authorization is currently being presented to the HACB Board of Commissioners for consideration. A minimum six-month lead time is expected for the generator delivery. Installation will commence on site when the generator arrives.

Please find third party property manager AWI's March, 2026 report following.



Gridley Farm Labor Housing

March 2026

11 units available • 3 Move-in • 0 Move-out

Vacancy Advertising

- The property is offering move-in specials and referral incentives to attract qualified applicants
- Flyers have been placed in heavily trafficked areas
- Banners and balloons are displayed on the grounds to increase visibility
- Running a radio ad
- Staff have visited multiple employers in the area and supplied them with the fliers

Current Staffing

Staffing

Manager: Miriam Sainz
Assistant Manager: Ana Martinez
Maintenance: Eriberto Martinez
Assistant Maintenance: Hillary McClelland

Vacancy Overview

CURRENT

- #OG 1461-1103: **Unit is ready**, looking for qualifying applicants
- #OG 1482-1110: **Unit is ready**, **Scheduled move-in 4/2/26**
- #Ern 863-0803: **Unit is ready**, looking for qualifying applicants
- #OG 1495-1114: **Unit is ready**, looking for qualifying applicants

UPCOMING

#SU 1528-0311: Forbearance signed with a vacate date of 3/15/26. Failed to vacate. This unit is pre-leased once we get possession.

Capital Projects

Budgeted Items planned for 2026

- Rehab 2 more units:** Two units are nearing completion, two more identified with bids in hand.
- Pothole repairs:** Yearly pothole repairs
- Painting:** Paint the property shops if approved
- Playground upgrades:** Add a border around the playground so that ground cover can be added under the playground.

Current Status

- Rehab 2 more units:** Bids are in hand, submitted for review
- Pothole repairs:** This task will be done annually
- Painting:** Requesting revised quotes for 2026
- Playground upgrades:** Requesting revised quotes for 2026

Rehab units

In Progress

- #OG 1464-1105: Rehab in progress
- #OG 1468-1106: Rehab in progress
- #MC 1464-0503: Bids on hand for the 2026 Rehab
- #MC 1468-0504: Bids on hand for the 2026 Rehab

Current site breakdown

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

Additional Notes

The site will be attending the upcoming Dia del Nino on April 25th to help promote the site and engage with the community. We will be providing flyers, applications and assisting with any questions about the community.



Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = awl_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
TENANT RENT										
	Gross Rents	140,024	138,710	1,314	1	834,103	832,260	1,843	0	1,664,520
5110-00	Vacancies	-27,052	-20,269	-6,783	-33	-152,905	-121,614	-31,291	-26	-243,227
5120-00	Admin Unit-Non Rev	-3,214	-3,584	370	10	-14,644	-21,504	6,860	32	-43,008
	TOTAL TENANT RENT	109,758	114,857	-5,099	-4	666,554	689,142	-22,588	-3	1,378,285
PROJECT INCOME										
5510-00	Laundry Income	126	138	-12	-9	963	825	138	17	1,650
5590-00	Other Tenant Income	0	12	-12	-100	1,642	75	1,567	2,089	150
5600-00	Interest Income	221	183	38	21	1,682	1,100	582	53	2,200
5610-00	Interest Income-Restricted Reserve	101	0	101	N/A	539	0	539	N/A	0
	TOTAL OTHER PROJECT INCOME	448	333	115	34	4,826	2,000	2,826	141	4,000
	TOTAL PROJECT INCOME	110,206	115,190	-4,984	-4	671,380	691,142	-19,762	-3	1,382,285
PROJECT EXPENSES										
	Maint and Oper Exp	56,186	46,804	-9,381	-20	297,928	280,826	-17,102	-6	561,651
	Utilities	12,526	11,473	-1,053	-9	58,952	68,838	9,886	14	137,677
	Administrative	23,756	20,466	-3,289	-16	127,814	122,798	-5,015	-4	245,597
6520-40	Maintenance Wages-PTO	862	0	-862	N/A	3,619	0	-3,619	N/A	0
6520-30	Manager Wages-Vacation	145	0	-145	N/A	2,489	0	-2,489	N/A	0
6510-40	Maintenance Wages-PTO	791	0	-791	N/A	2,942	0	-2,942	N/A	0
	Taxes and Insurance	11,501	11,877	376	3	61,900	71,262	9,362	13	142,524
	Other Taxes and Insurance	4,192	7,026	2,833	40	27,308	42,154	14,847	35	84,309
	Other Project Expenses	1,756	1,291	-464	-36	7,120	7,747	628	8	15,495
	TOTAL O/M EXPENSES	111,713	98,938	-12,776	-13	590,070	593,626	3,556	1	1,187,253
MORTGAGE AND OWNERS EXPENSE										
	Interest Expense	12,559	12,559	0	0	75,354	75,351	-2	0	150,703
7860-00	Asset Management Fees	625	625	0	0	3,750	3,750	0	0	7,500
1290-00	Reserve Transfers	2,875	2,875	0	0	17,250	17,250	0	0	34,500
	TOTAL MORTGAGE AND OWNERS EXP	16,059	16,059	0	0	96,354	96,351	-2	0	192,703
	TOTAL PROJECT EXPENSES	127,772	114,996	-12,776	-11	686,424	689,978	3,554	1	1,379,956
	NET PROFIT (LOSS)	-17,566	194	-17,760	-9,150	-15,044	1,165	-16,209	-1,392	2,329
OTHER CASH FLOW ITEMS:										
	Reserve Transfers	-101	0	-101	N/A	-635	0	-635	N/A	0
	T and I Transfers	-10,634	0	-10,634	N/A	-49,769	0	-49,769	N/A	0
1310-00	Receivable-Tenant	-2,367	0	-2,367	N/A	-14,223	0	-14,223	N/A	0
2320-00	Security Deposits	775	0	775	N/A	-575	0	-575	N/A	0
	Other Receivables	8,151	0	8,151	N/A	-33,506	0	-33,506	N/A	0
	Rental Assistance	0	0	0	N/A	54,428	0	54,428	N/A	0
2010-00	AP-Trade Vendors	-1,122	0	-1,122	N/A	-59	0	-59	N/A	0
2200-15	Accrued PTO	-93	0	-93	N/A	4,454	0	4,454	N/A	0
2220-00	Accrued Insurance	0	0	0	N/A	-14,006	0	-14,006	N/A	0

Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2221-00	Accrued Property Taxes	4,059	0	4,059	N/A	4,950	0	4,950	N/A	0
2270-00	Prepaid Rents	0	0	0	N/A	400	0	400	N/A	0
2216-00	Accrued Local Administration Fees	625	0	625	N/A	3,750	0	3,750	N/A	0
TOTAL OTHER CASH FLOW ITEMS		-707	0	-707	N/A	-44,791	0	-44,791	N/A	0
NET OPERATING CASH CHANGE		-18,273	194	-18,468	-9,514	-59,835	1,165	-60,999	-5,238	2,329

Date: April 10, 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 are (2) two additional 30-day notices to vacate. All rents were collected for the month. Total YTD Income came in \$4,901 more than budget at \$204,237 due to rents collected being higher than budget. Total YTD expenses are \$171 more than anticipated at \$70,611 bringing the monthly NOI to \$5,072 more than budget, at \$133,625. YTD Maintenance Expenses are higher due to Repairs-Labor, Pool Maintenance, & Service to HVAC units. Capital Improvements consisted of new LVP flooring in a unit on turnover.



Alamont Apartments, 811 West East Avenue, Chico

Cameo Apartments, Chico (20 units, family, RSC) - The property has zero (0) vacancies as of April 1st. There are no additional 30-day notices. There was one small balance of unpaid rents where RSC is in the process of collecting. Total YTD income is slightly higher than budget by \$408 at \$117,126 due to vacancy loss being higher than budget. Total YTD Operating Expenses are higher by \$15,002 at \$69,897. Operating Expense Overages are in Administrative, Utility, & Maintenance Expenses. The YTD NOI was lower at \$47,228 or \$14,593 less than budget, as overall income came in lower and overall expenses came in higher YTD as mentioned previously.



Cordillera Apartments, Cameo Way, Chico

Evanswood Estates Apartments, Oroville (31 units, family, RSC) – There was two (2) vacancies as of the date of this memo. One vacant unit will be re-rented as of the first week of April. There are no pending additional 30-day notices to vacate. There was no unpaid rent for the month. Total YTD Income is \$3,356 more than anticipated, at \$258,381. The increased income compared to budget is due to vacancy loss being better than anticipated. Total YTD Operating Expenses is \$25,081 less than budget, at \$112,791. YTD NOI totals \$145,589 or \$28,437 more than budget. Capital Improvements for the month consisted of two (2) water heaters being replaced. We do anticipate capital improvements to #17 which will require renovation as the unit vacated with much needed upgrades on turnover.

Evanswood Estates Apartments, Oroville Units #21, 25, and 33, tracked separately, one unit vacated #25 which will require renovation on turnover. There were no unpaid rents. There was no additional thirty (30) day notices to vacate. YTD Income is slightly above budget by \$139 at \$21,509. With YTD expenses being higher than budget at \$10,605 or \$1,035 more than anticipated, YTD NOI is \$1,175 less than budget, at \$9,868.



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



Lincoln Apartments, 474 East 12th Street, Chico

Lincoln Apartments, Chico (18 units, family, RSC) – Lincoln Apartments had zero (0) vacancy as of the first of the month. There was one (1) additional thirty (30) day notice to vacate. All rents were collected for the month. Total YTD income is above budget by \$4,522 at \$104,244, as vacancy loss was lower than budget. YTD Expenses are under budget by \$10,152 at \$38,054 bringing NOI to \$14,675 more than budget at \$66,189.

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 120 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, revamped exterior concrete stairs also to be replaced in the second quarter of 2026.

Locust Apartments, Chico (10 units, family, RSC) – The property has zero (0) vacancy as of April 1st with no new 30-day notices to vacate. All rent was collected for the month. Total YTD

Income came to \$55,992 or \$903 more than budget. Total YTD Expenses are \$30,072 bringing NOI YTD to \$25,920 or \$1,678 more than budget.. 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 zero (0) vacancy loss. There are no additional 30-day notices to vacate. Unpaid Rents for the month was (0) zero. YTD Income is \$1,977 more than budget at \$189,630. Vacancy loss is higher YTD but the collection of YTD rental income offset; thus, the increased income as mentioned above. YTD Expenses comes to \$7,072 more than budget at \$79,716. YTD NOI is \$9,049 more than budget at \$109,913. 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 2nd quarter in 2026. We worked 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 has commenced. See Taylor Gonzalez's Construction narrative for photos.

The 2020A BOND properties are required through the lender BNY Mellon to perform a five (5) year property condition assessment thru a neutral 3rd party vendor. The findings of the property assessment condition will require the HACB to perform repairs and capital improvements to ensure the BOND properties' condition and useful life is stable and enhanced to ensure its "value" is upheld and sustained.

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. YTD Income comes to \$115,348 or \$2,585 less than budget. The decrease in overall income is due to vacancy loss being \$3,465 more than budget at \$7,005. YTD Expenses is \$32,862 less than budget at \$81,691. This brought NOI to \$33,657 which is \$30,277 more than budget. 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 has been closed out with the opening of a new operating account due to the complex's re-naming to Mayer Commons.

A total of ten (10) units are occupied which leaves a total of two (2) to be rented. YTD income collected was \$30,251 or \$12,702 less than budget due to YTD vacancy loss. YTD Expenses totaled \$23,948 which brought the YTD NOI to \$6,302 or \$14,921 less than budget. The leasing of the two remaining vacant units should move faster as we were able to get the Town of Paradise & HCD to increase the 60% of AMI to 80% of AMI therefore, qualifying more applicants. The goal is to continue to decrease the vacancy loss by filling the remaining two-bedroom units. As of this memo another 2 bedroom unit is scheduled to move in by the first week of April, leaving one unit to rent! 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.



April 8, 2026

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

RE: March 2026 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 March 2026. For additional details, please review the following comprehensive financial reports provided for each property.

This month brings important observances:

- **International Women's Day (March 8)** – A global celebration of women's achievements and a call to action for gender equality.
- **St. Patrick's Day (March 17)** – A day of cultural pride and community, reminding us of the importance of inclusion and belonging.

If you have any questions or concerns, please contact Patti or me.

Respectfully,

Susan Critser, CPM
Regional Property Manager
530-893-8228 Ext 240
scritser@rsc-associates.com
DRE# 01312715

cc Richard Gillaspie

**1519 Locust Street
March 2026**



Monthly Highlights:

Updates – As a reminder, rental income will vary from the budget this year due to two units, leased at the 30% AMI,

- ✓ Total Rental Income for March was \$8,514.00, which fell short of the budget by -7.49%.

Occupancy -

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

Rent Collection -

- ✓ There were no delinquent rents for March.

Expense Variances -

- ✓ Total Operating Expenses of \$6,226.19. Expenses were higher than the budget for the month. This was primarily due to bad debt of \$2,854.01.
- ✓ NOI totaled \$2,398.71 below budget by -51.21%..

Capital Expenses –

- ✓ No capital improvements for March.

Owner Distributions -

- ✓ The 2nd quarter draw totaled \$9,618.00. The distribution year-to-date is \$19,236.00.

Alamont Apartments March 2026



Monthly Highlights:

Updates – Total Rental Income for March was \$34,625.00. We exceeded the budget by 7.43%.

Occupancy -

- ✓ We ended March at 100% occupancy. Unit #22 will vacate 4/1. We have one new notice #2 scheduled for move-out on 4/30/26.

Rent Collection -

- ✓ No delinquent rent for March. Unit #29 has a balance for the security deposit being paid by a 3rd party agency.

Expense Variances -

- ✓ Total Operating Expenses of \$9,239.59 improved to 12.38%.
- ✓ Net Operating Income for March surpassed the budget by 11.93%, totaling \$25,386.01.

Capital Expenses -

- ✓ Replaced LVP in unit #25 totaling \$727.24.

Owner Distributions -

- ✓ The owner's distribution for the month was \$11,728.35 and \$28,851.00 for the 2nd quarter draw. The distribution year-to-date is \$103,044.47.

RENT READY APARTMENT HOME



Cameo Apartments March 2026



Monthly Highlights:

Updates – March Total Rental Income is \$20,145.00 or 7.44%, exceeding budget.

Occupancy –

- ✓ Occupancy totaled 100%.
- ✓ No new notices to vacate were given in March.

Rent Collection -

- ✓ Unit 49-4 has a small balance due of \$89.26.

Expense Variances -

- ✓ Total Operating Expenses were positively less than anticipated in the budget, totaling \$7,685.73 or 22.86%.
- ✓ Net Operating Income was positive compared to the budget, totaling \$12,963.35, or 38.09%.

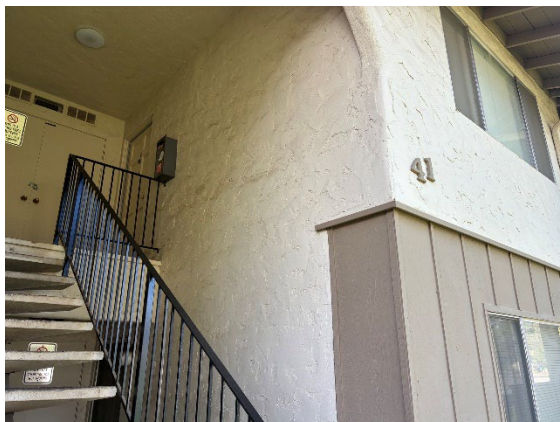
Capital Expenses -

- ✓ No capital improvements for March.

Owner Distributions -

- ✓ The owner's distribution for the 2nd quarter draw totaled \$27,088.00. The distribution year-to-date is \$27,088.00.

NEW FIRE EXTINGUISHER BOXES ON 2ND FLOOR



Evanswood Estates Apartments March 2026



Monthly Highlights:

Updates – Total Rental Income exceeded budget projections by 2.25%, totaling \$42,536.23.

Occupancy –

- ✓ Occupancy totaled 96.4% in March.
- ✓ Unit #17 is vacant. We have leased the unit for a move-in on April 4th.

Rent Collection -

- ✓ No delinquent rent for March.

Expense Variances -

- ✓ Total Operating Expenses were less than anticipated by 16.25%, totaling \$20,085.85.
- ✓ Net Operating Income surpassed budget expectations by 22.32%, totaling \$22,590.73.

Capital Expenses -

- ✓ Replaced water heater in two units this month. Unit #5 & #8 totaling \$2,368.89.

Owner Distributions –

- ✓ The owner's distribution for the month was \$15,000.00 and \$26,925.00 for the 2nd quarter draw. The distribution year-to-date is \$100,534.24.

Evanswood #21, #25, and #33 March 2026



Monthly Highlights:

Updates – At the time of the initial purchase of Evanswood Units #21, #25, and #33, all units were occupied by existing residents. Unit #25 has since become vacant, resulting in a large vacancy loss under rental income.

- ✓ Total Rental Income for March was \$2,577.00, below budget by -30.24%.

Occupancy –

- ✓ Unit #25 moved out on 2/22/25. Renovations are complete.
- ✓ New tenants are scheduled to move in on April 1st.
- ✓ No new notices to vacate or move out have been received this month.

Rent Collection –

- ✓ There are no delinquent rents for March.

Expense Variances-

- ✓ Total Operating Expenses \$1,969.39, slightly below budget by -\$196.69 or -11.10%.
- ✓ NOI totaled \$1,057.42, which fell short of budget expectations by \$863.88.

Capital Expenses -

- ✓ No capital improvements for March.

Distributions –

- ✓ No owner distribution for March. The distribution year-to-date is \$1,109.52.

Mayer Commons March 2026



Monthly Highlights:

Updates - Total Rental Income for March was \$5,555.69, which did not meet budgeted expectations by -32.67%. Affected by vacancy loss.

Occupancy -

- ✓ Occupancy improved to 83.3%.
- ✓ Units #H & #I moved in at the end of March.
- ✓ Unit J is leased for a move-in date of April 6th.
- ✓ One unit remains to be leased. The Town of Paradise has agreed to change the designation to an 80% AMI.

Expense Variances -

- ✓ Total Operating Expenses totaled \$2,976.41, a favorable expense variance of 45.72%.
- ✓ NOI was affected by vacancy loss below budget at \$2,684.28 variance -2.75%.
- ✓ Replacement Reserves are accruing, totaling \$32,500.00.

Distributions -

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

Lincoln Apartments March 2026



Monthly Highlights:

Updates - Total Rental Income for March is \$16,909.00. This is a favorable variance of 2.04%.

Occupancy -

- ✓ We concluded March at 100% occupancy.
- ✓ Unit #7 is scheduled to move out on 4/1/26.
- ✓ No new notices to vacate or move out have been received this month.

Rent Collection -

- ✓ There are no delinquent rents for March 2026

Expense Variances -

- ✓ Total Operating Expenses \$6,978.59 over budget for the month by \$-204.78 or -3.02%.
- ✓ NOI totaled \$10,753.28, exceeding the budget by \$585.09 or 5.75%.

Capital Improvements -

- ✓ No capital improvement expenses in March.

Owner Distributions -

- ✓ The owner's distribution for the month was \$5,999.91 and \$17,310.00 for the 2nd quarter draw. The distribution year-to-date is \$44,726.32

EXTERIOR WINDOWS RECAULKED TO PASS PERMIT INSPECTION



Park Place Apartments March 2026



Monthly Highlights:

Updates - Total Rental Income for March was \$32,315.00, exceeding budget by \$2,621.00 or 8.83%.

Occupancy -

- ✓ We concluded March with 100% occupancy.
- ✓ No new notices to vacate or move outs have been received this month.

Rent Collection -

- ✓ There are no delinquent rents for March 2026

Expense Variances -

- ✓ Total Budgeted Operating Expenses for March were favorable to the budget, 18.75% at \$12,723.02.
- ✓ Net Operating Income for March exceeded budget by 34.92%, totaling \$20,078.39.

Capital Improvements -

- ✓ Replaced vinyl in unit #27 totaling \$2,063.33.
- ✓ Replaced LVP in unit #27 totaling \$1,454.49.
- ✓ Replaced range in unit #27 totaling \$724.77.
- ✓ Interior paint in unit #27 totaling \$1,641.30

Owner Distributions -

- ✓ The owner's distribution for the month was \$14,632.37 and \$13,697.00 for the 2nd quarter draw. The distribution year-to-date is \$28,329.37.

CONCRETE CONSTRUCTION PROJECT – REMOVAL OF CONCRETE



Property Update – March 25th, 2026

Gridley Springs 1 (GS1)

Occupancy

- Current vacancies: **Unit #16 Vacate 12/31/26**
- #16 pending approval w/ Preferred

Move-Ins

- #11 MI: 3/19/26
- Maintenance
 - GSI #16 Rent Ready after bathroom counter replacement.
 - Preventative Maintenance
 - Dryer vents, inventory list, fire extinguisher update
 - Bids for tree trimming and gutter cleaning
 - Pending updated bid to include downspout fixture

Gridley Springs 2 (GS2)

Occupancy

- Current vacancies: 0

Maintenance

- Preventative Maintenance
- Dryer vents, inventory list, fire extinguisher update
- Bids for tree trimming and gutter cleaning

Regional Manager

- **Melissa Runyon** Transitioning out 3/27/26
- **Lisa Macdonald** Transitioning in 3/27/26

Community Manager

- **Michelle Vargas** in Place

Maintenance Tech

- **Taylor Mader** in Place

Gridley Springs 2 Budget Comparison March 31, 2026

	Month Ending 03/31/2026				Year to Date 03/31/2026			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Rental Income								
5120 - Rent Revenue -- Gross Potential	19,651.50	19,651.50	0.00	0.00	128,045.50	117,909.00	10,136.50	8.59
5180 - Local Section 8 Subsidy Revenue	500.00	500.00	0.00	0.00	3,078.00	3,000.00	78.00	2.60
5195 - Leases Less than Market	113.50	0.00	113.50	100.00	(8,891.50)	0.00	(8,891.50)	(100.00)
Total Rental Income	20,265.00	20,151.50	113.50	0.56	122,232.00	120,909.00	1,323.00	1.09
Vacancy, Losses & Concessions								
5220 - Vacancy Loss - Apartments	0.00	(589.89)	589.89	100.00	(7,005.00)	(3,539.34)	(3,465.66)	(97.91)
Total Vacancy, Losses & Concessions	0.00	(589.89)	589.89	100.00	(7,005.00)	(3,539.34)	(3,465.66)	(97.91)
Net Rental Income	20,265.00	19,561.61	703.39	3.59	115,227.00	117,369.66	(2,142.66)	(1.82)
Financial Income								
5440 - Interest Revenue -- Replacement Reserve	2.38	0.00	2.38	100.00	13.82	0.00	13.82	100.00
Total Financial Income	2.38	0.00	2.38	100.00	13.82	0.00	13.82	100.00
Other Income								
5910 - Laundry Revenue	30.13	10.83	19.30	178.20	108.17	64.98	43.19	66.46
5920 - Tenant Charges (Late Fees, Damages)	0.00	83.33	(83.33)	(100.00)	0.00	499.98	(499.98)	(100.00)
Total Other Income	30.13	94.16	(64.03)	(68.00)	108.17	564.96	(456.79)	(80.85)
Total Income	20,297.51	19,655.77	641.74	3.26	115,348.99	117,934.62	(2,585.63)	(2.19)
Expenses								
Administrative Expenses								
6203 - Conventions and Meeting	23.28	29.17	5.89	20.19	229.64	175.02	(54.62)	(31.20)
6311 - Office Supplies	560.85	791.67	230.82	29.15	4,663.81	4,750.02	86.21	1.81
6320 - Management Fee Expense	1,035.00	1,080.00	45.00	4.16	5,985.00	6,480.00	495.00	7.63
6340 - Legal Expense - Project	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00
6350 - Audit Expense	0.00	1,083.33	1,083.33	100.00	0.00	6,499.98	6,499.98	100.00
6351 - Bookkeeping Fees/Accounting Services	0.00	200.00	200.00	100.00	0.00	1,200.00	1,200.00	100.00
6352 - Bank Fees	0.00	0.00	0.00	0.00	1.50	0.00	(1.50)	(100.00)
6390 - Misc. Administrative Expenses	0.00	253.00	253.00	100.00	854.49	1,518.00	663.51	43.70
Total Administrative Expenses	1,619.13	3,537.17	1,918.04	54.22	11,734.44	21,223.02	9,488.58	44.70
Marketing Expenses								
6210 - Advertising and Marketing	0.00	54.17	54.17	100.00	275.00	325.02	50.02	15.38
Total Marketing Expenses	0.00	54.17	54.17	100.00	275.00	325.02	50.02	15.38
Payroll Expenses								
6330 - Manager Salaries	2,031.98	1,961.25	(70.73)	(3.60)	12,451.32	11,767.50	(683.82)	(5.81)
6512 - Maintenance Salaries	1,810.10	1,968.67	158.57	8.05	11,778.10	11,812.02	33.92	0.28
6711 - Payroll Taxes	291.63	418.75	127.12	30.35	2,424.83	2,512.50	87.67	3.48
6722 - Workers Compensation Ins	386.06	339.58	(46.48)	(13.68)	2,131.50	2,037.48	(94.02)	(4.61)
6723 - Health Insurance and Other Employee Benefits	183.86	838.25	654.39	78.06	1,138.90	5,029.50	3,890.60	77.35
Total Payroll Expenses	4,703.63	5,526.50	822.87	14.88	29,924.65	33,159.00	3,234.35	9.75
Utilities								
6449 - Utilities - Vacant	1,000.71	0.00	(1,000.71)	(100.00)	2,009.03	0.00	(2,009.03)	(100.00)
6450 - Electricity	247.32	254.17	6.85	2.69	4,981.45	1,525.02	(3,456.43)	(226.64)
6451 - Water	208.35	574.17	365.82	63.71	2,158.29	3,445.02	1,286.73	37.35
6452 - Gas	0.00	102.08	102.08	100.00	1,305.31	612.48	(692.83)	(113.11)

Gridley Springs 2 Budget Comparison March 31, 2026

	Month Ending 03/31/2026				Year to Date 03/31/2026			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6453 - Sewer	887.36	1,033.33	145.97	14.12	4,398.62	6,199.98	1,801.36	29.05
6525 - Garbage & Trash Removal	489.26	533.33	44.07	8.26	2,982.14	3,199.98	217.84	6.80
Total Utilities	2,833.00	2,497.08	(335.92)	(13.45)	17,834.84	14,982.48	(2,852.36)	(19.03)
Operating & Maintenance Expenses								
6515 - Supplies - Maint. & Repairs	299.81	1,000.00	700.19	70.01	2,067.65	6,000.00	3,932.35	65.53
6520 - Contracts - Maint. & Repairs	1,100.00	3,658.33	2,558.33	69.93	10,131.31	21,949.98	11,818.67	53.84
6546 - Repairs - HVAC Repairs & Maintenance	0.00	141.67	141.67	100.00	935.23	850.02	(85.21)	(10.02)
6590 - Misc. Operating & Maint Expenses	175.76	958.33	782.57	81.65	2,460.43	5,749.98	3,289.55	57.20
Total Operating & Maintenance Expenses	1,575.57	5,758.33	4,182.76	72.63	15,594.62	34,549.98	18,955.36	54.86
Taxes & Insurance								
6720 - Property & Liability Insurance (Hazard)	0.00	0.00	0.00	0.00	6,230.54	10,149.96	3,919.42	38.61
6790 - Miscellaneous Taxes / Licenses / Permits / Insurance	0.00	82.50	82.50	100.00	97.56	165.00	67.44	40.87
Total Taxes & Insurance	0.00	82.50	82.50	100.00	6,328.10	10,314.96	3,986.86	38.65
Total Expenses	10,731.33	17,455.75	6,724.42	38.52	81,691.65	114,554.46	32,862.81	28.68
Net Operating Income (Loss)	9,566.18	2,200.02	7,366.16	334.82	33,657.34	3,380.16	30,277.18	895.73
Net Income (Loss)	9,566.18	2,200.02	7,366.16	334.82	33,657.34	3,380.16	30,277.18	895.73

MEMO

Date: April 10, 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 (6) vacancies as of this memo’s date. 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 two (2) notices to vacate. Exterior Painting has begun and is nearing completion. New building signage has also been installed. Parking lot bids to repair/replace sections of asphalt have been obtained and work will be completed weather permitting. Total YTD income is below budget by \$35,007 at \$180,478. Budgeted rental income is less and bad debt expense attributed to the decrease in income previously mentioned. YTD Total expenses are over budget by \$30,385 at \$207,444. This brought Net Operating Income YTD to -\$26,966 or \$65,392 more than budget. Maintenance & Administrative Expenses both come in over budget YTD. The property is subject to repositioning, involving refinancing, capital improvements, and replacements. Please find AWI’s monthly narrative and financials for your review.



Chico Commons Apartments, 2071 Amanda Way, Chico



Walker Commons Apartments, 678 Buttonwillow Lane, Chico

Walker Commons Apartments, Chico (56 units, LIHTC, Senior & Disabled, MGP: BCAHDC, PM: AWI) – The property has one (1) vacancy as of this memo. This unit has since been re-rented. There is no additional 30-day notices 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. YTD income is higher than budget by approximately \$2,560 at \$146,075 with overall YTD expenses higher than anticipated by \$1,813 at \$111,406. This brought the property’s Net Operating Income to \$747 more than budget, at \$34,668. Tree Trimming & Path-Lighting underground wiring is also being planned. Exterior fascia repairs and exterior painting of wood areas, as well as window replacement as needed. The property is subject to repositioning, involving refinance, capital improvements and replacements. Whitney Vaughan continues to excel as the on-site manager. The property generates significant cash, which will help with anticipated renovations. Please find the AWI monthly owners report following.



Walker Commons Apartments, Chico - Community Room Building



1200 Park Avenue - Street Entry

1200 Park Avenue Apartments, Chico (107 units, LIHTC, Senior, MGP: BCAHDC, PM: AWI) – There are three (3) vacancies as of this memo. AWI reviews the turnover and market ready status of these 3 units in their report, following. There are two (2) additional 30-day notices as reiterated in AWI’s narrative. Any unpaid rents are also being collected. AWI is processing applications and preparing the units for lease. Marketing efforts, including flyers have increased due to vacancies; many fixed-extremely low-income applicants on the waiting lists have insufficient income to pay the 50-60% AMI rents. Pressure Washing, Exterior Window Cleaning, Facia Repairs & Landscaping needs are being addressed. 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. Butte County Library continues to serve property residents. Total YTD income is lower by \$18,593, at \$289,374. Gross rents collected have been less and vacancy loss being slightly higher than budget. Total YTD expenses come in at \$313.106 or \$5,463 more than budget. This brought the YTD net profit to a -\$23,732 or \$24,056 less than anticipated. The monthly income is down due to the property’s current vacancy loss and less gross rents being lower than budget thus the negative net profit. 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

March 2026

7 units available • 1 Move-in • 2 Move-out

Vacancy Advertising

- The property is offering move-in specials and referral incentives to attract qualified applicants
- Staff has been coordinating with the Housing Authorities and VA to encourage Section 8 move-ins
- Flyers have been placed in heavily trafficked areas
- Banners and balloons are displayed on the grounds to increase visibility

Current Staffing

Staffing

Manager: Vacant
Assistant Manager: Amber Akins
Maintenance: Carl Perry
Assistant Maintenance: David Moreland

Vacancy Overview

CURRENT

- #53 2BD (50%): (Eviction) – **Rent Ready**
- #15 3BD (60%): (Personal) – **Rent Ready**
- #01 3BD (60%): (Transfer) – **Rent Ready**
- #65 3BD (60%): (Personal) – Major repairs
- #10 3BD (60%): (Skip) – **Rent Ready**
- #07 3BD (60%): (Personal) Major cleaning
- #51 1BD (60%): (Personal) Nearing Rent Ready

UPCOMING

- #03 3BD (60%): (Non-Payment) Waiting on UD.
- #67 2BD (60%): (Personal) Move-out 4/23/26

Capital Projects

Budgeted Items planned for 2026

- Asphalt:** The site has multiple areas that need filled
- Painting:** Walked with vendor, finishing touches underway
- HVAC Cleaning:** Semi-Annually

Current Status

- Asphalt:** Update bids that were gathered in 2025
- Painting:** Several areas pending touch up.
- HVAC Cleaning:** Scheduling before summer

Additional Notes

Interviews are currently underway for the Manager position at Chico Commons, with Amber Akins serving as interim Manager. The recent property painting has generated renewed interest and contributed to growth in the waiting list. Income limits present the largest challenge for the site qualifications.



EVENT PHOTOS

Property Painting



Chico Commons (p0549)
Budget Comparison
 Period = Mar 2026
 Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000-03 INCOME									
4110-00 Market/Contract Rent	75,073	79,759	-4,686	-6	225,728	239,277	-13,549	-6	957,108
4190-00 Gain/Loss to Lease	-246	0	-246	N/A	4,274	0	4,274	N/A	0
4999-99 GROSS POTENTIAL RENT	74,827	79,759	-4,932	-6	230,002	239,277	-9,275	-4	957,108
5000-00 INCOME ADJUSTMENTS									
5110-00 Vacancy Loss	-5,336	-7,976	2,640	33	-19,748	-23,928	4,180	17	-95,711
5120-00 Admin Unit-Non Rev	-1,101	-1,101	0	0	-3,303	-3,304	1	0	-13,217
5130-00 Rent Adjustments	0	-135	135	100	0	-404	404	100	-1,618
5190-00 Bad Debt Expense	-11,602	0	-11,602	N/A	-29,291	0	-29,291	N/A	0
5199-98 TOTAL INCOME ADJUSTMENTS	-18,039	-9,212	-8,827	-96	-52,342	-27,636	-24,706	-89	-110,546
5199-99 NET RENTAL INCOME	56,788	70,547	-13,759	-20	177,660	211,640	-33,981	-16	846,562
5500-00 OTHER INCOME									
5510-00 Laundry Income	0	477	-477	-100	1,919	1,432	488	34	5,727
5520-00 Late Charges	0	271	-271	-100	25	813	-788	-97	3,253
5590-00 Other Tenant Income	0	495	-495	-100	-1,274	1,486	-2,760	-186	5,942
5600-00 Interest Income	133	38	94	248	638	114	523	458	457
5610-00 Interest Income-Restricted Reserve	376	0	376	N/A	1,510	0	1,510	N/A	0
5999-98 TOTAL OTHER INCOME	509	1,282	-773	-60	2,818	3,845	-1,026	-27	15,379
5999-99 TOTAL INCOME	57,296	71,828	-14,532	-20	180,478	215,485	-35,007	-16	861,941
6000-00 OPERATING EXPENSES									
6000-01 NON-CONTROLLABLE EXPENSES									
6000-02 TAXES AND INSURANCE									
6100-10 Real Estate Taxes-Special Assessments	695	118	-577	-488	695	354	-340	-96	1,417
6120-00 Other Taxes/Fees/Permits	58	241	183	76	58	724	666	92	2,897
6120-10 Other Taxes/Fees/Permits-FTB Fee	800	0	-800	N/A	800	0	-800	N/A	0
6150-00 Property Insurance-GL	4,111	4,171	60	1	12,332	12,512	180	1	50,047
6170-00 Bond Premiums	0	32	32	100	0	97	97	100	388
6199-99 TOTAL TAXES AND INSURANCE	5,663	4,562	-1,101	-24	13,885	13,687	-198	-1	54,749
6200-00 UTILITIES									
6210-00 Electricity-Common Areas	115	1,033	918	89	372	3,099	2,727	88	12,397
6210-10 Electricity-Units	883	0	-883	N/A	2,967	0	-2,967	N/A	0
6220-00 Water-Domestic	3,252	2,755	-497	-18	5,975	8,264	2,290	28	33,058
6230-00 Sewer-Standard Billing	1,564	1,749	185	11	4,691	5,247	556	11	20,988
6240-00 Gas/Heating Fuel-Units	1,426	1,934	508	26	4,605	5,802	1,196	21	23,207
6240-10 Gas/Heating Fuel-Common Areas	202	0	-202	N/A	747	0	-747	N/A	0
6250-00 Trash-Standard Pickup	-273	2,515	2,788	111	2,530	7,545	5,016	66	30,180
6250-10 Trash-Bulk Pickup	885	0	-885	N/A	1,515	0	-1,515	N/A	0
6299-99 TOTAL UTILITIES	8,054	9,986	1,932	19	23,401	29,958	6,556	22	119,830

Chico Commons (p0549)
Budget Comparison
 Period = Mar 2026
 Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
6300-00	PROPERTY MANAGEMENT FEES									
6320-00	Managment Fees	4,173	4,173	0	0	12,519	12,519	0	0	50,077
6399-98	TOTAL PROPERTY MANAGEMENT FEES	4,173	4,173	0	0	12,519	12,519	0	0	50,077
6399-99	TOTAL NON-CONTROLLABLE EXPENSES	17,890	18,721	831	4	49,805	56,164	6,359	11	224,656
6400-00	CONTROLLABLE EXPENSES									
6400-01	PROFESSIONAL FEES									
6410-00	Audit Fees	954	1,042	87	8	3,125	3,125	0	0	12,500
6430-00	Legal-Evictions	720	833	113	14	720	2,500	1,780	71	10,000
6499-99	TOTAL PROFESSIONAL FEES	1,675	1,875	200	11	3,845	5,625	1,780	32	22,500
6500-00	PERSONNEL COSTS									
6510-00	Maintenance Wages-Base	8,019	8,084	65	1	20,122	24,251	4,130	17	97,005
6510-10	Maintenance Wages-Overtime	47	0	-47	N/A	100	0	-100	N/A	0
6510-30	Maintenance Wages-Vacation	135	0	-135	N/A	2,173	0	-2,173	N/A	0
6510-40	Maintenance Wages-PTO	522	0	-522	N/A	2,054	0	-2,054	N/A	0
6520-00	Manager Wages-Base	5,924	9,876	3,952	40	15,899	29,627	13,728	46	118,507
6520-10	Manager Wages-Overtime	217	0	-217	N/A	372	0	-372	N/A	0
6520-30	Manager Wages-Vacation	133	0	-133	N/A	1,827	0	-1,827	N/A	0
6520-40	Manager Wages-PTO	569	0	-569	N/A	1,948	0	-1,948	N/A	0
6540-00	Employer Social Security	983	1,771	787	44	2,611	5,312	2,701	51	21,247
6540-10	Employer Medicare	230	0	-230	N/A	611	0	-611	N/A	0
6540-20	FUTA (Federal Unemployment)	16	0	-16	N/A	157	0	-157	N/A	0
6540-30	SUTA (State Unemployment)	97	0	-97	N/A	1,149	0	-1,149	N/A	0
6540-40	401(k) Match (Employer)	8	0	-8	N/A	19	0	-19	N/A	0
6550-00	Workers Comp Insurance	489	760	271	36	1,443	2,281	838	37	9,124
6555-00	Personnel Medical Insurance	357	1,776	1,419	80	546	5,328	4,781	90	21,310
6560-00	Life Insurance	6	0	-6	N/A	16	0	-16	N/A	0
6599-99	TOTAL PERSONNEL COSTS	17,752	22,266	4,514	20	51,046	66,798	15,752	24	267,193
6600-00	MARKETING AND LEASING COSTS									
6610-00	Advertising	923	54	-868	-1,603	923	162	-760	-468	650
6620-00	Credit Checking	0	100	100	100	0	300	300	100	1,200
6699-99	TOTAL MARKETING AND LEASING COSTS	923	154	-768	-498	923	462	-460	-99	1,850
6700-00	GENERAL AND ADMINISTRATIVE									
6700-01	CONTRACT/RECURRING G/A									
6700-10	P/M IT	344	0	-344	N/A	350	0	-350	N/A	0
6700-20	P/M Software	1,296	0	-1,296	N/A	1,353	0	-1,353	N/A	0
6700-30	P/M Software-Yardi	683	0	-683	N/A	3,030	0	-3,030	N/A	0
6710-00	Telephone	195	258	63	24	773	774	1	0	3,096
6710-10	Internet	178	272	93	34	422	814	392	48	3,258
6710-20	Cell Phone Reimbursement	120	0	-120	N/A	599	0	-599	N/A	0
6715-30	Toner/Copier Expense	272	188	-84	-45	545	564	19	3	2,257
6720-00	Postage/Freight	32	89	56	64	168	266	98	37	1,065

Chico Commons (p0549)
Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6730-00 Office Supplies/Expense	533	341	-193	-57	1,526	1,022	-504	-49	4,089
6735-00 Office Furniture and Equipment	0	208	208	100	0	625	625	100	2,500
6740-00 Water/Coffee Service	0	0	0	N/A	339	0	-339	N/A	0
6820-00 Tenant Services-General	0	42	42	100	0	125	125	100	500
6880-00 Pest Control-Svc Contract	245	996	751	75	735	2,987	2,252	75	11,948
6890-00 Fire/Alarm-Svc Contract	427	740	313	42	1,007	2,220	1,213	55	8,880
6895-00 Cable-Internet/TV Service	0	119	119	100	0	356	356	100	1,426
6899-99 TOTAL CONTRACT/RECURRING G/A	4,326	3,252	-1,074	-33	10,848	9,755	-1,093	-11	39,019
6900-00 OTHER G/A									
6910-00 Other Admin-General	0	1,557	1,557	100	5	4,670	4,665	100	18,682
6930-00 Mileage	2	0	-2	N/A	47	0	-47	N/A	0
6940-00 Travel and Promotion	0	71	71	100	0	213	213	100	851
6950-00 Training Expense	0	65	65	100	203	194	-9	-5	776
6955-00 Employee Meals	0	55	55	100	0	165	165	100	660
6999-98 TOTAL OTHER G/A	2	1,747	1,745	100	255	5,242	4,988	95	20,969
6999-99 TOTAL GENERAL AND ADMINISTRATIVE	4,328	4,999	671	13	11,102	14,997	3,895	26	59,988
7000-00 REPAIRS AND MAINTENANCE									
7000-01 CONTRACT/RECURRING R/M									
7010-00 R/M Contract-General	5,256	3,000	-2,256	-75	59,529	9,001	-50,528	-561	36,004
7015-00 R/M Contract-Plumbing	0	468	468	100	0	1,404	1,404	100	5,618
7020-00 R/M Contract-Electrical	0	0	0	N/A	1,331	0	-1,331	N/A	0
7025-00 R/M Contract-HVAC	849	833	-16	-2	1,148	2,500	1,352	54	10,000
7030-00 R/M Contract-Carpet Cleaning-Non Unit Turn	0	92	92	100	0	276	276	100	1,103
7065-00 Grounds-Svc Contract	2,495	2,219	-276	-12	4,425	6,658	2,232	34	26,630
7099-99 TOTAL CONTRACT/RECURRING R/M	8,600	6,613	-1,987	-30	66,433	19,839	-46,594	-235	79,355
7100-00 OTHER R/M									
7110-00 Janitorial Supplies	35	137	102	74	193	412	219	53	1,648
7115-00 Painting and Decorating	0	481	481	100	2,774	1,442	-1,331	-92	5,769
7120-00 R/M Supplies-General	4,335	3,773	-562	-15	20,111	11,319	-8,792	-78	45,277
7199-99 TOTAL OTHER R/M	4,371	4,391	20	0	23,078	13,174	-9,904	-75	52,694
7200-00 TURNOVER R/M									
7210-30 Unit Turn-Carpet Cleaning-3Bed	0	0	0	N/A	408	0	-408	N/A	0
7210-90 Unit Turn-Carpet Cleaning-Other	0	0	0	N/A	129	0	-129	N/A	0
7220-00 Unit Turn-Unit Cleaning-Vendor	0	0	0	N/A	675	0	-675	N/A	0
7299-98 TOTAL TURNOVER R/M	0	0	0	N/A	1,212	0	-1,212	N/A	0
7299-99 TOTAL REPAIRS AND MAINTENANCE	12,971	11,004	-1,967	-18	90,723	33,012	-57,710	-175	132,049
7399-97 TOTAL CONTROLLABLE EXPENSES	37,648	40,298	2,650	7	157,639	120,895	-36,744	-30	483,580
7399-98 TOTAL OPERATING EXPENSES	55,539	59,020	3,481	6	207,444	177,059	-30,385	-17	708,236
7399-99 NET OPERATING INCOME	1,758	12,809	-11,051	-86	-26,966	38,426	-65,392	-170	153,705

Chico Commons (p0549)
Budget Comparison
 Period = Mar 2026
 Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7400-00 DEBT SERVICE									
7430-00 Interest-Local Agency	2,604	2,604	0	0	7,813	7,813	0	0	31,250
7499-99 TOTAL DEBT SERVICE	2,604	2,604	0	0	7,813	7,813	0	0	31,250
7500-00 REPLACEMENT COSTS/OTHER									
7500-01 REPLACEMENT COSTS - OPERATING									
7500-02 TURNOVER REPLACEMENT COSTS									
7510-00 R/M Replacement-General	96	3,129	3,033	97	815	9,388	8,572	91	37,550
7520-00 R/M Replacement-Electrical	0	483	483	100	0	1,450	1,450	100	5,800
7525-00 R/M Replacement-Door	3,738	583	-3,155	-541	3,738	1,750	-1,988	-114	7,000
7530-00 R/M Replacement-Window	0	0	0	N/A	589	0	-589	N/A	0
7535-00 R/M Replacement-Cabinet	0	250	250	100	0	750	750	100	3,000
7545-30 R/M Flooring Replacement-3Bed	0	0	0	N/A	3,127	0	-3,127	N/A	0
7550-00 R/M Replacement-Refrigerator	2,333	396	-1,937	-489	4,289	1,187	-3,102	-261	4,750
7555-00 R/M Replacement-Dishwasher	0	0	0	N/A	544	0	-544	N/A	0
7560-00 R/M Replacement-Range	0	354	354	100	1,197	1,063	-134	-13	4,250
7565-00 R/M Replacement-Other Appliance	0	217	217	100	0	650	650	100	2,600
7599-97 TOTAL TURNOVER REPLACEMENT COSTS	6,167	5,412	-755	-14	14,299	16,238	1,938	12	64,950
7799-99 TOTAL REPLACEMENT COSTS - OPERATING	6,167	5,412	-755	-14	14,299	16,238	1,938	12	64,950
7800-00 OTHER NON-OPERATING COSTS									
7815-00 Administrative General Partner Fees	1,080	1,080	0	0	3,240	3,240	0	0	12,960
7899-98 TOTAL OTHER NON-OPERATING COSTS	1,080	1,080	0	0	3,240	3,240	0	0	12,960
7899-99 TOTAL REPLACEMENT COSTS/OTHER	7,247	6,492	-755	-12	17,539	19,478	1,938	10	77,910
7999-99 NET INCOME (LOSS) BEFORE CAPEX	-8,093	3,712	-11,805	-318	-52,317	11,136	-63,454	-570	44,545
8000-00 CAPEX/REPLACEMENT RESERVE									
8100-00 Authorized Reserve-Other	85,213	6,500	-78,713	-1,211	85,213	19,500	-65,713	-337	78,000
8110-00 Authorized Reserve-Flooring	0	2,550	2,550	100	0	7,650	7,650	100	30,600
8130-00 Authorized Reserve-HVAC	0	3,333	3,333	100	0	10,000	10,000	100	40,000
8140-00 Authorized Reserve-Water Heaters	0	583	583	100	0	1,750	1,750	100	7,000
8999-99 TOTAL CAPEX/REPLACEMENT RESERVE	85,213	12,967	-72,247	-557	85,213	38,900	-46,313	-119	155,600
9999-98 NET INCOME (LOSS)	-93,307	-9,255	-84,052	-908	-137,531	-27,764	-109,767	-395	-111,055



Walker Commons

March 2026

1 units available • 0 Move-in • 1 Move-out

Vacancy Advertising

- The site is not currently running advertising.
- Working off a healthy waiting list when needed.

Current Staffing

Staffing

Manager: Whitney Vaughan

Maintenance: Gregory Ramirez

Vacancy Overview

CURRENT

#23 (60%): (Personal) *Expected Move-in 4/2/26*

UPCOMING

Capital Projects

Budgeted Items planned for 2026

Windows: Replace as needed

Siding: Several facia repairs are needed around the site

Painting: Full complex painting

Gutter Replacement: Continue the replacement of the front of the site

Current Status

Windows: Replace as needed

Siding: Facia repairs are planned to be completed with gutters if approved.

Painting: Per HA this is on hold until further notice.

Gutter Replacement: 3 Bids on hand.

Community Events

ONGOING

Monthly Bingo Games

Wednesday the community holds card games

HIGHLIGHT

No events scheduled for March



Additional Notes

Walker Commons (p0550)
Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000-03 INCOME									
4110-00 Market/Contract Rent	43,026	49,723	-6,697	-13	129,236	149,170	-19,934	-13	596,679
4190-00 Gain/Loss to Lease	4,099	0	4,099	N/A	16,118	0	16,118	N/A	0
4999-99 GROSS POTENTIAL RENT	47,125	49,723	-2,598	-5	145,354	149,170	-3,816	-3	596,679
5000-00 INCOME ADJUSTMENTS									
5110-00 Vacancy Loss	-1,452	-1,243	-209	-17	-1,452	-3,729	2,277	61	-14,917
5120-00 Admin Unit-Non Rev	-906	-933	27	3	-2,718	-2,800	82	3	-11,198
5199-98 TOTAL INCOME ADJUSTMENTS	-2,358	-2,176	-182	-8	-4,170	-6,529	2,359	36	-26,115
5199-99 NET RENTAL INCOME	44,767	47,547	-2,780	-6	141,184	142,641	-1,457	-1	570,564
5500-00 OTHER INCOME									
5510-00 Laundry Income	269	272	-2	-1	1,575	815	759	93	3,262
5520-00 Late Charges	25	4	21	500	39	13	26	212	50
5590-00 Other Tenant Income	50	9	41	445	60	28	32	118	110
5600-00 Interest Income	250	6	244	4,018	973	18	955	5,236	73
5610-00 Interest Income-Restricted Reserve	577	0	577	N/A	2,244	0	2,244	N/A	0
5999-98 TOTAL OTHER INCOME	1,172	291	880	302	4,891	874	4,017	460	3,495
5999-99 TOTAL INCOME	45,939	47,838	-1,900	-4	146,075	143,515	2,560	2	574,059
6000-00 OPERATING EXPENSES									
6000-01 NON-CONTROLLABLE EXPENSES									
6000-02 TAXES AND INSURANCE									
6100-10 Real Estate Taxes-Special Assessments	83	12	-70	-564	83	38	-45	-121	150
6120-00 Other Taxes/Fees/Permits	45	296	251	85	45	888	843	95	3,551
6120-10 Other Taxes/Fees/Permits-FTB Fee	800	0	-800	N/A	800	0	-800	N/A	0
6150-00 Property Insurance-GL	2,102	2,604	502	19	6,306	7,812	1,506	19	31,247
6170-00 Bond Premiums	0	29	29	100	0	88	88	100	350
6199-99 TOTAL TAXES AND INSURANCE	3,030	2,942	-89	-3	7,234	8,825	1,590	18	35,298
6200-00 UTILITIES									
6210-00 Electricity-Common Areas	0	819	819	100	0	2,458	2,458	100	9,832
6210-10 Electricity-Units	126	0	-126	N/A	5,040	0	-5,040	N/A	0
6220-00 Water-Domestic	2,209	775	-1,434	-185	3,461	2,325	-1,136	-49	9,300
6230-00 Sewer-Standard Billing	904	1,000	96	10	3,631	3,000	-631	-21	12,000
6240-00 Gas/Heating Fuel-Units	0	387	387	100	900	1,160	260	22	4,639
6250-00 Trash-Standard Pickup	787	760	-27	-4	1,574	2,281	706	31	9,123
6250-10 Trash-Bulk Pickup	0	0	0	N/A	708	0	-708	N/A	0
6299-99 TOTAL UTILITIES	4,026	3,741	-284	-8	15,315	11,223	-4,091	-36	44,894
6300-00 PROPERTY MANAGEMENT FEES									
6320-00 Managment Fees	3,246	3,246	0	0	9,737	9,737	0	0	38,949
6399-98 TOTAL PROPERTY MANAGEMENT FEES	3,246	3,246	0	0	9,737	9,737	0	0	38,949

Walker Commons (p0550)
Budget Comparison
 Period = Mar 2026
 Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6399-99 TOTAL NON-CONTROLLABLE EXPENSES	10,302	9,928	-373	-4	32,286	29,785	-2,501	-8	119,141
6400-00 CONTROLLABLE EXPENSES									
6400-01 PROFESSIONAL FEES									
6410-00 Audit Fees	967	1,042	74	7	3,125	3,125	0	0	12,500
6430-00 Legal-Evictions	0	171	171	100	0	513	513	100	2,053
6499-99 TOTAL PROFESSIONAL FEES	967	1,213	245	20	3,125	3,638	513	14	14,553
6500-00 PERSONNEL COSTS									
6510-00 Maintenance Wages-Base	3,760	5,033	1,272	25	7,268	15,098	7,831	52	60,393
6510-10 Maintenance Wages-Overtime	7	0	-7	N/A	26	0	-26	N/A	0
6510-30 Maintenance Wages-Vacation	85	0	-85	N/A	1,594	0	-1,594	N/A	0
6510-40 Maintenance Wages-PTO	406	0	-406	N/A	1,080	0	-1,080	N/A	0
6520-00 Manager Wages-Base	2,457	6,614	4,158	63	10,463	19,844	9,381	47	79,374
6520-10 Manager Wages-Overtime	208	0	-208	N/A	564	0	-564	N/A	0
6520-30 Manager Wages-Vacation	84	0	-84	N/A	1,319	0	-1,319	N/A	0
6520-40 Manager Wages-PTO	443	0	-443	N/A	1,766	0	-1,766	N/A	0
6540-00 Employer Social Security	478	1,129	651	58	1,321	3,387	2,066	61	13,548
6540-10 Employer Medicare	112	0	-112	N/A	309	0	-309	N/A	0
6540-20 FUTA (Federal Unemployment)	9	0	-9	N/A	78	0	-78	N/A	0
6540-30 SUTA (State Unemployment)	67	0	-67	N/A	572	0	-572	N/A	0
6540-40 401(k) Match (Employer)	0	0	0	N/A	2	0	-2	N/A	0
6550-00 Workers Comp Insurance	515	502	-13	-3	1,300	1,506	206	14	6,025
6555-00 Personnel Medical Insurance	609	2,715	2,106	78	1,981	8,146	6,165	76	32,584
6560-00 Life Insurance	4	0	-4	N/A	10	0	-10	N/A	0
6599-99 TOTAL PERSONNEL COSTS	9,244	15,994	6,749	42	29,652	47,981	18,329	38	191,924
6600-00 MARKETING AND LEASING COSTS									
6610-00 Advertising	0	17	17	100	0	50	50	100	200
6620-00 Credit Checking	0	42	42	100	0	125	125	100	500
6699-99 TOTAL MARKETING AND LEASING COSTS	0	58	58	100	0	175	175	100	700
6700-00 GENERAL AND ADMINISTRATIVE									
6700-01 CONTRACT/RECURRING G/A									
6700-10 P/M IT	291	0	-291	N/A	296	0	-296	N/A	0
6700-20 P/M Software	955	0	-955	N/A	955	0	-955	N/A	0
6700-30 P/M Software-Yardi	531	0	-531	N/A	2,357	0	-2,357	N/A	0
6710-00 Telephone	348	273	-75	-28	1,419	818	-601	-73	3,273
6710-10 Internet	302	100	-202	-202	875	300	-575	-192	1,200
6710-20 Cell Phone Reimbursement	120	0	-120	N/A	285	0	-285	N/A	0
6715-30 Toner/Copier Expense	0	110	110	100	250	331	81	24	1,324
6720-00 Postage/Freight	1,123	81	-1,042	-1,286	1,204	243	-961	-396	972
6730-00 Office Supplies/Expense	173	350	177	51	1,167	1,050	-117	-11	4,200
6740-00 Water/Coffee Service	100	67	-33	-49	250	201	-49	-24	805
6820-00 Tenant Services-General	0	200	200	100	0	600	600	100	2,400

Walker Commons (p0550)
Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6820-30 Tenant Services-Other	0	0	0	N/A	427	0	-427	N/A	0
6880-00 Pest Control-Svc Contract	230	333	103	31	770	1,000	230	23	4,000
6890-00 Fire/Alarm-Svc Contract	0	277	277	100	165	830	665	80	3,321
6895-00 Cable-Internet/TV Service	288	130	-158	-121	432	391	-42	-11	1,562
6899-99 TOTAL CONTRACT/RECURRING G/A	4,461	1,921	-2,539	-132	10,852	5,764	-5,088	-88	23,057
6900-00 OTHER G/A									
6910-00 Other Admin-General	0	1,117	1,117	100	4	3,352	3,347	100	13,406
6930-00 Mileage	40	0	-40	N/A	123	0	-123	N/A	0
6940-00 Travel and Promotion	0	67	67	100	0	200	200	100	800
6950-00 Training Expense	0	58	58	100	101	175	74	42	700
6999-98 TOTAL OTHER G/A	40	1,242	1,202	97	229	3,727	3,498	94	14,906
6999-99 TOTAL GENERAL AND ADMINISTRATIVE	4,501	3,164	-1,338	-42	11,081	9,491	-1,590	-17	37,963
7000-00 REPAIRS AND MAINTENANCE									
7000-01 CONTRACT/RECURRING R/M									
7010-00 R/M Contract-General	22,867	1,300	-21,567	-1,659	25,251	3,899	-21,352	-548	15,598
7015-00 R/M Contract-Plumbing	0	309	309	100	392	926	534	58	3,705
7025-00 R/M Contract-HVAC	0	200	200	100	3,097	600	-2,497	-416	2,400
7030-00 R/M Contract-Carpet Cleaning-Non Unit Turn	0	75	75	100	0	225	225	100	900
7065-00 Grounds-Svc Contract	2,005	2,099	94	4	3,935	6,296	2,361	38	25,184
7099-99 TOTAL CONTRACT/RECURRING R/M	24,872	3,982	-20,890	-525	32,676	11,947	-20,729	-174	47,787
7100-00 OTHER R/M									
7110-00 Janitorial Supplies	0	255	255	100	141	766	625	82	3,063
7115-00 Painting and Decorating	0	301	301	100	45	904	858	95	3,615
7120-00 R/M Supplies-General	559	1,636	1,077	66	2,400	4,907	2,508	51	19,629
7199-99 TOTAL OTHER R/M	559	2,192	1,633	75	2,586	6,577	3,990	61	26,307
7299-99 TOTAL REPAIRS AND MAINTENANCE	25,431	6,174	-19,256	-312	35,262	18,524	-16,739	-90	74,094
7399-97 TOTAL CONTROLLABLE EXPENSES	40,143	26,603	-13,541	-51	79,120	79,808	689	1	319,234
7399-98 TOTAL OPERATING EXPENSES	50,445	36,531	-13,914	-38	111,406	109,594	-1,813	-2	438,375
7399-99 NET OPERATING INCOME	-4,506	11,307	-15,813	-140	34,668	33,921	747	2	135,684
7400-00 DEBT SERVICE									
7410-00 Interest-Mortgage USDA-RD	1,250	1,250	0	0	3,750	3,750	0	0	15,000
7499-99 TOTAL DEBT SERVICE	1,250	1,250	0	0	3,750	3,750	0	0	15,000
7500-00 REPLACEMENT COSTS/OTHER									
7500-01 REPLACEMENT COSTS - OPERATING									
7500-02 TURNOVER REPLACEMENT COSTS									
7510-00 R/M Replacement-General	0	2,071	2,071	100	0	6,212	6,212	100	24,850
7515-00 R/M Replacement-Plumbing	0	56	56	100	0	169	169	100	675
7525-00 R/M Replacement-Door	0	67	67	100	0	200	200	100	800

Walker Commons (p0550)
Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7530-00	R/M Replacement-Window	0	1,042	1,042	100	0	3,125	3,125	100	12,500
7545-10	R/M Flooring Replacement-1Bed	0	1,125	1,125	100	0	3,375	3,375	100	13,500
7550-00	R/M Replacement-Refrigerator	0	396	396	100	0	1,187	1,187	100	4,750
7560-00	R/M Replacement-Range	0	333	333	100	771	1,000	229	23	4,000
7570-00	R/M Replacement-HVAC Unit	0	583	583	100	3,724	1,750	-1,974	-113	7,000
7580-00	R/M Replacement-Water Heater	0	667	667	100	0	2,000	2,000	100	8,000
7599-97	TOTAL TURNOVER REPLACEMENT COSTS	0	6,340	6,340	100	4,495	19,019	14,524	76	76,075
7799-99	TOTAL REPLACEMENT COSTS - OPERATING	0	6,340	6,340	100	4,495	19,019	14,524	76	76,075
7800-00	OTHER NON-OPERATING COSTS									
7815-00	Administrative General Partner Fees	625	625	0	0	1,875	1,875	0	0	7,500
7899-98	TOTAL OTHER NON-OPERATING COSTS	625	625	0	0	1,875	1,875	0	0	7,500
7899-99	TOTAL REPLACEMENT COSTS/OTHER	625	6,965	6,340	91	6,370	20,894	14,524	70	83,575
7999-99	NET INCOME (LOSS) BEFORE CAPEX	-6,381	3,092	-9,474	-306	24,549	9,277	15,271	165	37,109
8000-00	CAPEX/REPLACEMENT RESERVE									
8100-00	Authorized Reserve-Other	0	13,750	13,750	100	0	41,250	41,250	100	165,000
8999-99	TOTAL CAPEX/REPLACEMENT RESERVE	0	13,750	13,750	100	0	41,250	41,250	100	165,000
9999-98	NET INCOME (LOSS)	-6,381	-10,658	4,276	40	24,549	-31,973	56,521	177	-127,891



1200 Park Avenue

March 2026

3 units available • 3 Move-in • 1 Move-out

Vacancy Advertising

- The property is offering move-in specials and referral incentives to attract qualified applicants
- Staff has been coordinating with the Housing Authorities and VA to encourage Section 8 move-ins
- Flyers have been placed in heavily trafficked areas
- Banners and balloons are displayed on the grounds to increase visibility
- Staff have redistributed resident referrals

Current Staffing

Staffing

Manager: Cindi Weber
Assistant Manager: Amber Akins
Maintenance: John Rainger
Assistant Maintenance: Vacant

Vacancy Overview

CURRENT

- #239 (60%): (Eviction) – Cabinets on order, pending delivery
- #245 (45%): (Transfer) – Cabinets on order, pending delivery
- #249 (60%): (Transfer) – Minor Repairs

UPCOMING

- #210 (30%): (Non-Payment) The tenant is requesting to stay and pay their outstanding debts.
- #334 (60%): (Eviction) Forbearance signed, Vacate date is 5/31/26

Capital Projects

Budgeted Items planned for 2026

- Roofing:** Identifying roofing that needs replacement/repairs.
- Stucco Repairs (Office Exterior Wall):** Gather updated bids for the siding.
- Painting:** Gather bids to follow the office repairs.
- Trash Chute Cleaning:** Semi-Annually
- Dryer Vent Cleaning:** Semi-Annually

Current Status

- Roofing:** Pending quotes, also requested a list of top priority roofs
- Stucco Repairs (Office Exterior Wall):** Working on revised bids for this project
- Painting:** This will follow the Stucco repairs
- Trash Chute Cleaning:** March & September unless more is needed
- Dryer Vent Cleaning:** March & September unless more is needed

Community Events

ONGOING

- Monthly Bingo Games
- Birthday Cake Celebrations

HIGHLIGHT

Tenant Potluck

Held a potluck for the residents per their request.

[48] Residents and guests in attendance

Additional Notes

On April 25, 2026, the site will host a karaoke party for residents. The provided meal will consist of spaghetti & meatballs, garlic bread, salad, and drinks. Resident feedback was incorporated into the planning of the event and menu; residents have been encouraged to contribute desserts.



EVENT PHOTOS

Potluck – 03/31/26



Park Avenue (p0569)
Budget Comparison
 Period = Mar 2026
 Book = Accrual ; Tree = awl_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
TENANT RENT										
	Gross Rents	101,465	106,457	-4,992	-5	303,433	319,372	-15,939	-5	1,277,487
5110-00	Vacancies	-1,655	-3,726	2,071	56	-11,663	-11,178	-485	-4	-44,712
5120-00	Admin Unit-Non Rev	-1,197	-1,196	-1	0	-3,591	-3,588	-3	0	-14,352
	TOTAL TENANT RENT	98,613	101,535	-2,922	-3	288,179	304,606	-16,427	-5	1,218,423
PROJECT INCOME										
5510-00	Laundry Income	0	667	-667	-100	0	2,000	-2,000	-100	8,000
5520-00	Late Charges	0	68	-68	-100	40	206	-166	-81	822
5530-00	Application Fees	0	14	-14	-100	0	42	-42	-100	167
5590-00	Other Tenant Income	0	333	-333	-100	743	1,000	-257	-26	4,000
5600-00	Interest Income	57	18	39	216	234	55	179	329	218
5610-00	Interest Income-Restricted Reserve	17	0	17	N/A	78	0	78	N/A	0
5690-00	Miscellaneous Income	0	20	-20	-100	100	59	41	68	238
	TOTAL OTHER PROJECT INCOME	75	1,120	-1,046	-93	1,195	3,361	-2,166	-64	13,445
	TOTAL PROJECT INCOME	98,688	102,656	-3,968	-4	289,374	307,967	-18,593	-6	1,231,868
PROJECT EXPENSES										
	Maint and Oper Exp	21,392	26,719	5,327	20	88,025	80,157	-7,868	-10	320,629
	Utilities	15,767	12,303	-3,464	-28	35,689	36,910	1,220	3	147,639
	Administrative	21,347	19,004	-2,344	-12	55,992	57,011	1,018	2	228,043
6520-40	Maintenance Wages-PTO	846	0	-846	N/A	3,460	0	-3,460	N/A	0
6520-30	Manager Wages-Vacation	107	0	-107	N/A	2,060	0	-2,060	N/A	0
6510-40	Maintenance Wages-PTO	776	0	-776	N/A	2,823	0	-2,823	N/A	0
	Taxes and Insurance	7,468	7,274	-193	-3	22,006	21,824	-183	-1	87,294
	Other Taxes and Insurance	3,974	4,714	740	16	12,176	14,141	1,965	14	56,564
	Other Project Expenses	1,178	2,453	1,274	52	6,883	7,358	475	6	29,432
	TOTAL O/M EXPENSES	72,854	72,467	-388	-1	229,115	217,400	-11,715	-5	869,601
MORTGAGE AND OWNERS EXPENSE										
	Interest Expense	14,548	23,384	8,836	38	43,763	70,151	26,388	38	280,605
	Principal Payment	6,772	0	-6,772	N/A	20,196	0	-20,196	N/A	0
7435-00	Interest-Other	2,917	2,917	0	0	8,751	8,750	-1	0	35,000
7810-00	Managing General Partner Fees	1,086	1,106	20	2	3,256	3,316	60	2	13,266
1290-00	Reserve Transfers	2,675	2,675	0	0	8,025	8,025	0	0	32,100
	TOTAL MORTGAGE AND OWNERS EXP	27,997	30,081	2,084	7	83,991	90,243	6,251	7	360,971
	TOTAL PROJECT EXPENSES	100,852	102,548	1,696	2	313,106	307,643	-5,463	-2	1,230,572
	NET PROFIT (LOSS)	-2,164	108	-2,272	-2,104	-23,732	324	-24,056	-7,425	1,296
OTHER CASH FLOW ITEMS:										
	Reserve Transfers	-13	0	-13	N/A	91	0	91	N/A	0
	T and I Transfers	-7,178	0	-7,178	N/A	-21,800	0	-21,800	N/A	0
	Other Cash Changes	0	0	0	N/A	102	0	102	N/A	0
1220-00	Cash-Security Deposits 1	0	0	0	N/A	0	0	0	N/A	0

Park Avenue (p0569)

Budget Comparison

Period = Mar 2026

Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
1310-00	Receivable-Tenant	-2,430	0	-2,430	N/A	-2,196	0	-2,196	N/A	0
2320-00	Security Deposits	1,180	0	1,180	N/A	1,599	0	1,599	N/A	0
8100-00	Authorized Reserve-Other	0	-15,550	15,550	100	0	-46,650	46,650	100	-186,600
8110-00	Authorized Reserve-Flooring	0	-5,175	5,175	100	0	-15,525	15,525	100	-62,100
8130-00	Authorized Reserve-HVAC	0	-800	800	100	0	-2,400	2,400	100	-9,600
8140-00	Authorized Reserve-Water Heaters	0	-333	333	100	0	-1,000	1,000	100	-4,000
	Other Receivables	8,154	0	8,154	N/A	24,611	0	24,611	N/A	0
2010-00	AP-Trade Vendors	-1,166	0	-1,166	N/A	-99,072	0	-99,072	N/A	0
2200-15	Accrued PTO	-162	0	-162	N/A	4,317	0	4,317	N/A	0
2120-00	AP-Other	0	0	0	N/A	-744	0	-744	N/A	0
2230-00	Accrued Interest	2,917	0	2,917	N/A	8,751	0	8,751	N/A	0
2216-00	Accrued Local Administration Fees	6,542	0	6,542	N/A	19,625	0	19,625	N/A	0
2210-00	Accrued Managing General Partner Fees	669	0	669	N/A	2,006	0	2,006	N/A	0
	TOTAL OTHER CASH FLOW ITEMS	8,513	-21,858	30,371	139	-62,710	-65,575	2,865	4	-262,300
	NET OPERATING CASH CHANGE	6,349	-21,750	28,099	129	-86,442	-65,251	-21,191	-32	-261,004

MEMO

Date: April 9, 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 March 2026

Program Statistics for Period Ending	March 2026	March 2025
Number of participants as of last day of the month	50	29
Number of Orientation Briefings	1	0
Number of signed contracts	1	0
Number of Port-In's	0	0
Number of Port-Out's	0	0
Number of Graduates	1	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)	4	0
Number of participants with new employment (YTD)	9	0
Number of participants with escrow accounts	24	18
Number of participants currently escrowing	20	10
Amount disbursed from escrow account	\$0.00	\$0.00
Balance of Forfeiture account	\$60,0093.83	\$5,695.00
Balance of Escrow Account	\$127,588.46	\$122,859.33

FSS FY 2025 HUD Grant Program Tracking Data

Program Management Questions:	2026 Calendar Year
PHA mandatory program size (Initial 50)	N/A
PHA voluntary program size (50)	50
Number of FSS participants identified as a person with disabilities	16
Number of FSS participants employed	28
Number of FSS participants in training programs	1
Number of FSS participants enrolled in higher/adult education	11
Number of FSS participants enrolled in school and employed	7
Number of FSS families receiving cash assistance	14
Number of FSS families experiencing a reduction in cash assistance	1
Number of FSS families who have ceased receiving cash assistance	0
How many new FSS escrow accounts were established	1
Number of FSS families moved to non-subsidized housing	0
Number of FSS families moved to home-ownership ⁶⁸	0

HACB CoC Programs: A Report to the Board of Commissioners for the Month of March 2026

Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	03/2026 Enrollment	03/2026 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	13	\$13,823.00	\$42,462.00
BHHAP/Security Deposit**	7/1/25 - 6/30/26	\$1,695.00	City of Chico	SSA	5	Individuals with a mental illness with homelessness eligibility	Butte County	1	\$0.00	\$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	\$3,554.65
Totals		\$172,610.00			35			15	\$14,092.00	\$55,016.65

Acronym Legend

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

Last update:04/13/2026

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

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



HOUSING AUTHORITY of the County of Butte

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

March 4, 2026

Nadia Alekseev
Housing Program Manager
Town of Paradise
5555 Skyway Rd
Paradise, CA 95969

RE: Request for Revision to Mayer Commons Unit Mix

Dear Ms. Alekseev,

I am writing to formally request a revision to the previously approved unit mix for the Community Development Block Grant - Disaster Recovery Multifamily Housing Program (CDBG-DR MHP) financed project, located at 1561 Kay Court, Paradise, CA 95969, known as "Mayer Commons", formerly "Kathy Court Apartments".

As we attempt to fully lease the property, we are experiencing difficulty leasing the remaining four units. Of the remaining four units, three are designated at 50% AMI and one is designated at 60% AMI.

Proposed revised Unit Mix Breakdown:

No. of Bedrooms	Units	Restricted Units (including DR-MHP units)	Income Limit	
1	1	1	30%	AMI
1	1	1	50%	AMI
2	2	2	30%	AMI
2	1	1	50%	AMI
2	1	1	60%	AMI
2	4	4	80%	AMI
3	1	1	30%	AMI
3	1	1	50%	AMI
0	0	0	Mngr.	
Totals	12	12		



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





HOUSING AUTHORITY of the County of Butte

(530) 895-4474
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(800) 564-2999 Butte County Only
WEBSITE: www.butte-housing.com
2039 Forest Avenue • Chico, CA 95928

Pursuant to the proposed revised Unit Mix on the previous page, we are requesting to designate four (2-bedroom) units at 80% AMI. These four units were previously designated as three 50% AMI and one 60% AMI units. It shall be noted that the minimum requirement that the project contain 10% of units designated at 30% AMI will still be met with the requested revisions.

Thank you for your time and continued support of affordable housing in Paradise. Please let us know if you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lawrence C. Guanzon'. The signature is fluid and extends across the width of the page.

Lawrence C. Guanzon
Executive Director



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





Town of Paradise
Business & Housing
5555 Skyway
Paradise, CA 95969
(530) 872-6291

March 31, 2026

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

RE: Approval of Unit Mix Revision – Effective Immediately

Dear Mr. Guanzon,

This letter is in response to your request made on March 4, 2026, to revise the previously approved unit mix for the apartment complex located at 1561 Kay Court in Paradise, known as “Mayer Commons” formerly “Kathy Court Apartments”. We have reviewed your request and are pleased to confirm our approval of the proposed revised unit mix.

Under the Community Development Block Grant – Disaster Recovery Multifamily Housing Program (CDBG-DR MHP), units may be leased to households earning up to 80% of Area Median Income (AMI). Program requirements stipulate that at least 10% of units must be maintained at 30% AMI, and we acknowledge that you have already satisfied this obligation. We understand that the requested revision will help facilitate occupancy by expanding access to additional eligible households and support full utilization of the remaining units at Mayer Commons.

In connection with this revision, updated loan documents are currently being prepared and will be provided for your review and signature.

We appreciate your continued commitment to addressing local housing needs and contributing to rebuilding of our community.

Sincerely,



Michael O'Brien
Interim Town Manager
Town of Paradise



Butte County Board of Supervisors

25 County Center Drive, Suite 200
Oroville, California 95965

T: 530.552.3300
F: 530.538.7120

www.buttecounty.net/administration

Members of the Board

Bill Connelly | Peter Durfee | Tami Ritter | Tod Kimmelshue | Doug Teeter

March 25, 2026

Laurel Faulk

Dear Ms. Faulk,

On March 24, 2026, the Butte County Board of Supervisors appointed you to serve on the Housing Authority of the County of Butte as a Tenant Commissioner. The term of this appointment shall end March 23, 2028.

On behalf of the Board of Supervisors, I would like to convey to you our appreciation for your willingness to serve the people of Butte County in this appointive capacity. We would like to thank you for accepting this appointment and go on record assuring you that your service to your fellow residents is recognized and appreciated.

Sincerely,

Bill Connelly, Chair
Butte County Board of Supervisors

cc: Housing Authority of the County of Butte

MEMO

Date: April 9, 2026
To: HACB Board of Commissioners
From: Tiffany Lee, Special Programs Coordinator
Angie Little, Rental Assistance Programs Manager
Subject: Resolution No. 4987
Section 8 FSS Graduate – Anthony Scott Sr.

Anthony Scott Sr. enrolled in the FSS program on August 1, 2024 through the COC voucher program. Anthony has consistently demonstrated extraordinary dedication and unwavering determination in his pursuit of self-sufficiency. His journey has been marked by significant effort and resilience. Although they have faced various challenges along the way, Anthony and his household have met each obstacle with remarkable fortitude, never losing sight of their overarching goals. Anthony secured a full-time job working with Chico Housing Action Team in August 2024 and has goals to work his way up the ladder.

A particularly inspiring aspect of their progress is the powerful partnership between Anthony and his spouse. While the household operates under a single Individual Training and Service Plan (ITSP), this husband-and-wife team exemplifies mutual encouragement and collaborative success. They actively uplift and motivate one another to strive for excellence. Both Anthony and his spouse are currently employed in full-time roles, and their professional development is fueled by a positive, reciprocal drive. As one advances in their career, the other is inspired to match or even surpass that achievement, fostering continuous growth and shared accomplishment within the household.

Recommendation: Adoption of Resolution No. 4987

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4987

RECOGNITION OF FSS GRADUATE

ANTHONY SCOTT SR.

WHEREAS, the Board of Commissioners of the Housing Authority of the County of Butte wishes to recognize the graduates of its HUD Section 8 Housing Choice Voucher Family Self-Sufficiency Program (FSS); and

WHEREAS, (ANTHONY SCOTT SR) entered the FSS program in (contract start date); and

WHEREAS, (ANTHONY SCOTT SR) successfully completed her FSS Contract of Participation, effective (03/31/2026), by fulfilling all of her responsibilities under the terms of the Contract of Participation; and

WHEREAS, (ANTHONY SCOTT SR) obtained and maintained suitable employment and has been free of welfare assistance for over one year; and

WHEREAS, (ANTHONY SCOTT SR), in completing her Contract of Participation, has accrued an FSS escrow balance of \$12,544.57;

NOW, THEREFORE, BE IT KNOWN that the Board of Commissioners of the Housing Authority of the County of Butte congratulates and presents this Resolution in recognition of (ANTHONY SCOTT SR)'S successful completion of its HUD Section 8 Housing Choice Voucher Family Self-Sufficiency Program.

Dated: April 16, 2026

David Pittman, Board Chair

ATTEST:

Larry Guanzon, Secretary

April 7, 2026

MEMO

To: HACB Board of Commissioners

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

Subject: Board Adoption:

- Section 8 HCV Program Administrative Plan (Admin Plan) Revision – Chapter 4: “Applications, Waiting List and Tenant Selection”

As the EHV program was scheduled to sunset 9/30/2030, however funding for this program is projected to be exhausted by the end of 2026, HUD strongly encourages PHAs to transition EHV families to the HCV program so that EHV families do not lose assistance and potentially face homelessness.

In order to transition EHV families into the PHA’s regular HCV program, the family must be selected through the PHA’s HCV waiting list. The HACB’s request for waiver to streamline the process of placing all EHV families on its HCV waiting list, with the appropriate preference, has already been approved by HUD.

HACB has already taken the following steps:

- February 17th – HACB conducted a Resident Advisory Board meeting, where only one (1) of the twenty-four (24) S8 participants invited attended.
- February 19th – HACB Board of Commissions adopted draft documents and the required 45-day review Public Comment period was opened.

There were no comments received on the proposed changes to the S8 Admin Plan. Therefore, subject to public comment at the Board meeting, if any, we are recommending adoption of the Section 8 Admin Plan as proposed at the February meeting.

Recommendation: Hold Public Hearing, opening and closing meeting for public comment on the document being considered. Receive and file final Section 8 Housing Choice Voucher Admin Plan in accordance with the recommendations above, and response to comment received, by means of adoption of Resolution No. 4988.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4988

ADOPTION OF
SECTION 8 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (AP)

WHEREAS, on July 17, 2025 the Housing Authority of the County of Butte (HACB) last adopted its Section 8 Housing Choice Voucher Administrative Plan (AP) per the requirements of the Quality Housing and Work Responsibility Act of 1998; and

WHEREAS, in order to streamline the process of placing all EHV families on its HCV waiting list, with the appropriate preference, program staff recommends making changes to Chapter 4 of its Section 8 AP, regarding application and administration of the AP's EHV preference(s), and

WHEREAS, said changes include both an Elderly/Disabled EHV preference and an EHV preference; and

WHEREAS, on February 19, 2026 the Board of Commissioners authorized a draft version of the AP to be presented to the public; and

WHEREAS, participants of the Section 8 Housing Choice Voucher program have been notified and given an opportunity to comment on the subject Plan; and

WHEREAS, comment received has been reviewed and considered by the HACB Board of Commissioners; and

WHEREAS, the changes to the AP have been determined to comply with the Quality Housing and Work Responsibility Act of 1998, and are in the best interest of the HACB, its clients, and the community;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to revise its Section 8 Housing Choice Voucher program Administrative Plan (AP) in regards to its admissions policy in Chapter 4 "Applications, Waiting List and Tenant Selection", such revisions attached to and made part of this resolution, and to further resolve to make such changes effective May 1, 2026.

Dated: April 16, 2026.

David W. Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary



**HOUSING AUTHORITY
of the County of Butte**

2026

ADMINISTRATIVE PLAN

FOR THE

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Effective Date:

05/01/2026



Chapter 4

APPLICATIONS, WAITING LIST AND TENANT SELECTION

INTRODUCTION

When a family wishes to receive assistance under the HCV program, the family must submit an application that provides the PHA with the information needed to determine the family's eligibility. HUD requires the PHA to place all families that apply for assistance on a waiting list. When HCV assistance becomes available, the PHA must select families from the waiting list in accordance with HUD requirements and PHA policies as stated in the Administrative Plan and the Annual Plan.

The PHA is required to adopt clear policies and procedures for accepting applications, placing families on the waiting list, and selecting families from the waiting list and must these policies and procedures consistently. The actual order in which families are selected from the waiting list can be affected if a family has certain characteristics designated by HUD or the PHA that justify their selection. Examples of this are the selection of families for income targeting and the selection of families that qualify for targeted funding.

HUD regulations require that all families have an equal opportunity to apply for and receive housing assistance, and that the PHA affirmatively further fair housing goals in the administration of the program [24 CFR 982.53, HCV GB p. 4-1]. Adherence to the selection policies described in this chapter ensures that the PHA will be in compliance with all relevant fair housing requirements, as described in Chapter 2.

This chapter describes HUD and PHA policies for taking applications, managing the waiting list and selecting families for HCV assistance. The policies outlined in this chapter are organized into three sections, as follows:

Part I: The Application Process. This part provides an overview of the application process, and discusses how applicants can obtain and submit applications. It also specifies how the PHA will handle the applications it receives.

Part II: Managing the Waiting List. This part presents the policies that govern how the PHA's waiting list is structured, when it is opened and closed, and how the public is notified of the opportunity to apply for assistance. It also discusses the process the PHA will use to keep the waiting list current.

Part III: Selection for HCV Assistance. This part describes the policies that guide the PHA in selecting families for HCV assistance as such assistance becomes available. It also specifies how in-person interviews will be used to ensure that the PHA has the information needed to make a final eligibility determination.

PART I: THE APPLICATION PROCESS

4-1.A. OVERVIEW

This part describes the PHA policies for making applications available, accepting applications making preliminary determinations of eligibility, and the placement of applicants on the waiting list. This part also describes the PHA's obligation to ensure the accessibility of the application

process to elderly persons, people with disabilities, and people with limited English proficiency (LEP).

4-I.B. APPLYING FOR ASSISTANCE [HCV GB, pp. 4-11 – 4-16, Notice PIH 2009-36]

Any family that wishes to receive HCV assistance must apply for admission to the program. HUD permits the PHA to determine the format and content of HCV applications, as well how such applications will be made available to interested families and how applications will be accepted by the PHA. The PHA must include Form HUD-92006, Supplement to Application for Federally Assisted Housing, as part of the PHA's application.

PHA Policy

Depending upon the length of time that applicants may need to wait to receive assistance, the PHA may use a one- or two-step application process.

A one-step process will be used when it is expected that a family will be selected from the waiting list within sixty (60) days of the date of application. At application, the family must provide all information necessary to establish family eligibility and level of assistance.

A two-step process will be used when it is expected that a family will not be selected from the waiting list for at least sixty (60) days from the date of application. Under the two-step application process, the PHA initially will require families to provide only the information needed to make an initial assessment of the family's eligibility, and to determine the family's placement on the waiting list. The family will be required to provide all information necessary to establish family eligibility and level of assistance when the family is selected from the waiting list.

When PHA provides public notice that it is accepting applications for housing assistance, the application will be available on-line, at any time of day or night. The applicant may complete the application from any computer with internet access (e.g., home, public library, community-based organization, etc.). If the applicant requires assistance with completing the application, resources for assistance will be listed in waiting list opening announcements.

Completed applications must be submitted to PHA in the method explained in waiting list opening announcements. Applications must be complete in order to be accepted by PHA for processing. If an application is incomplete, the PHA will notify the family of the additional information required.

4-I.C. ACCESSIBILITY OF THE APPLICATION PROCESS

Elderly and Disabled Populations [24 CFR 8 and HCV GB, pp. 4-11 – 4-13]

The PHA must take steps to ensure that the application process is accessible to those people who might have difficulty complying with the normal, standard PHA's application process. This could include people with disabilities, certain elderly individuals, as well as persons with limited English proficiency (LEP). The PHA must provide reasonable accommodation to the needs of individuals with disabilities. The application-taking facility and the application process must be fully accessible, or the PHA must provide an alternate approach that provides full access to the

application process. Chapter 2 provides a full discussion of the PHA's policies related to providing reasonable accommodations for people with disabilities.

Limited English Proficiency

PHAs are required to take reasonable steps to ensure equal access to their programs and activities by persons with limited English proficiency [24 CFR 1]. Chapter 2 provides a full discussion on the PHA's policies related to ensuring access to people with limited English proficiency (LEP).

4-I.D. PLACEMENT ON THE WAITING LIST

The PHA must review each complete application received and make a preliminary assessment of the family's eligibility. The PHA must accept applications from families for whom the list is open unless there is good cause for not accepting the application (such as denial of assistance) for the grounds stated in the regulations [24 CFR 982.206(b)(2)]. Where the family is determined to be ineligible, the PHA must notify the family in writing [24 CFR 982.201(f)]. Where the family is not determined to be ineligible, the family will be placed on a waiting list of applicants.

No applicant has a right or entitlement to be listed on the waiting list, or to any particular position on the waiting list [24 CFR 982.202(c)].

Ineligible for Placement on the Waiting List

PHA Policy

If the PHA can determine from the information provided that a family is ineligible, the family will not be placed on the waiting list. Where a family is determined to be ineligible, the PHA will send written notification of the ineligibility determination within 10 business days of receiving a complete application. The notice will specify the reasons for ineligibility and will inform the family of its right to request an informal review and explain the process for doing so (see Chapter 16).

Eligible for Placement on the Waiting List

PHA Policy

Since placement on the waiting list does not require an interview and the information contained in the lottery entry form does not require verification, a set number of applications will be selected, ordered, and placed in the waiting list using a computergenerated random lottery system.

Placement on the waiting list does not indicate that the family is, in fact, eligible for assistance. A final determination of eligibility will be made when the family is selected from the waiting list.

HCV Applicants will be placed on the waiting list according to any preference(s) for which they qualify, and in order by the computer-generated random lottery system.

PBV Applicants will be placed on the waiting list according to the date and time their complete application is received by the PHA.

PART II: MANAGING THE WAITING LIST

4-II.A. OVERVIEW

The PHA must have policies regarding various aspects of organizing and managing the waiting list of applicant families. This includes opening the list to new applicants, closing the list to new applicants, notifying the public of waiting list openings and closings, updating waiting list information, purging the list of families that are no longer interested in or eligible for assistance, as well as conducting outreach to ensure a sufficient number of applicants.

In addition, HUD imposes requirements on how a PHA may structure its waiting list and how families must be treated if they apply for assistance from a PHA that administers more than one assisted housing program.

4-II.B. ORGANIZATION OF THE WAITING LIST [24 CFR 982.204 and 205]

The HCV waiting list must be organized in such a manner to allow the PHA to accurately identify and select families for assistance in the proper order, according to the admissions policies described in this plan.

The waiting list must contain the following information for each applicant listed:

- Applicant name;
- Family unit size;
- Date and time of application;
- Qualification for any local preference;
- Racial or ethnic designation of the head of household.

HUD requires the PHA to maintain a single waiting list for the HCV program unless it serves more than one county or municipality. Such PHAs are permitted, but not required, to maintain a separate waiting list for each county or municipality served.

PHA Policy

The PHA will maintain a single waiting list for the HCV program combining Butte and Glenn County jurisdictions.

PHA Policy

The PHA allows the following Local Preferences for the HCV waiting list for Butte County jurisdiction:

Limited Homeless Preference (PIH 2013-15)

The PHA limits the number of families that qualify for a homeless preference to sixty-five (65) families. Families must be under case management of a Butte Countywide Continuum of Care or Dos Rios Continuum of Care (Glenn County) organization. Homeless verification will be provided by the organization providing the case management. Once the PHA is serving sixty-five (65) families under the preference, and one family leaves the program, the next family on the waiting list who meets the preference criteria will be served. If there is no one on the waiting list who meets the preference criteria, the waiting list will be reopened for applicants that qualify for that preference or if kept open, as determined in accordance with prioritization established by the Coordinated Entry system.

The family must be referred to the PHA by a homeless service provider through Coordinated Entry based on their VI-SPDAT score.

Limited Moving Up Preference (PIH 2013-15)

The PHA limits the number of families that qualify for the moving up preference to ten (10) families. Families must be transitioning from a Permanent Supportive Housing (PHS) unit and are under case management of a Butte Countywide Continuum of Care organization. These are persons that were previously homeless prior to entry into the PSH program and who no longer need that level of supportive services. Once the PHA is serving ten (10) families under the preference, and one family leaves the program, the next family on the waiting list who meets the preference criteria will be served. If there is no one on the waiting list who meets the preference criteria, the waiting list will be reopened only or if kept open, for those who qualify for the preference as determined by submitted verification by a Butte Countywide Continuum of Care or Dos Rios Continuum of Care (Glenn County) partnering agency. The family must be referred to the PHA by service provider through the Butte Countywide Continuum of Care or Dos Rios Continuum of Care (Glenn County).

Government Displacement

This preference is subject to approval of the Executive Director. The PHA Board must be notified within a reasonable time that preference has been approved. Local individuals or families displaced by government action (i.e., required to move by any level of government: federal, state or local). These include, but are not limited, to:

- Persons displaced as the result of a government-declared natural disaster
- Persons displaced as the result of governmental action.
- Victims under VAWA Reauthorization Act of 2013
- Victims under witness protection programs

These preferences are available even when the wait list is closed to other applicants.

Applicants who have vacated housing as a result of:

- a. Natural disaster that has been so declared by a local, state, or federal government entity (fire, flood, earthquake, etc.).
- b. Federal, State or local government action related to code enforcement, public improvement or development.
- c. Victims of domestic violence, dating violence, sexual assault, or stalking who either:
 1. Have vacated due to actual or threatened physical violence directed against the applicant or the applicant's family by a spouse or other household member, or

2. Live in housing with an individual who engages in such violence. Such "actual" or "threatened" violence must have occurred recently or be of a continuing nature. An applicant who lives in a violent neighborhood or is fearful of other violence outside the household is not considered involuntarily displaced.
 3. As a result of an emergency transfer from another PHA or HUD covered housing program in accordance with VAWA policy.
- d. Victims under witness protection programs: Applicant, or member of applicant family, has been advised by a law enforcement agency to relocate to minimize risk of violence against family members as a result of providing information on criminal activities to a law enforcement agency. Proper safeguards will be provided by the PHA to conceal the identity of families requiring protection against such reprisal. Verification to be provided by Law Enforcement Agency.

Public Housing Transfers

Preference will be given to existing Public Housing residents residing in PHA’s Public Housing units who are in need of a reasonable accommodation, or PHA required or emergency transfer. The Waiting list will remain open in this preference category. To be eligible for this preference, written verification from the Executive Director that the tenant meets the following criteria:

- There are no suitable and available PH units for a transfer within a reasonable period of time.
- The family has lived in the PH unit for at least one year.
- The family is current in rent and lease compliant.

Limited Family Unification Program and Transitional Age Youth Preference

The PHA limits the number of families that qualify for a Family Unification Program (FUP) or the Transitional Age Youth (TAY) preference to ten (10) families. Families must be receiving services through the Children’s Services Division (CSD). Once the PHA is serving ten (10) families under the preference, and one family leaves the program, the next family on the waiting list who meets the preference criteria will be served. If there is no one on the waiting list who meets the preference criteria, the waiting list will be reopened for applicants that qualify for that preference or if kept open, as determined in accordance with prioritization established by the Butte County CSD. The family must be referred to the PHA by the Butte County CSD.

Voucher Utilization/Lease In-Place

In the event the PHA Section 8 HCV leasing rate falls below 97%, preference will be given to families on the waiting list who are willing and able to lease in place. PHA will continue to use the lease-in place preference until the calendar year lease-up rate is projected to be at 97% lease-up.

All applicants are required to provide verification of eligibility for the Local Government Displacement Preference claimed on their Initial Application and/or Application Updates. Preferences will not be given unless proper verification is submitted as required.

EHV Transfer

The PHA limits the families that qualify for the EHV Transfer Preference to **only** families that are currently participating in the Emergency Housing Voucher (EHV) program and whose assistance is at risk of termination due to lack of program funding. Families must be in good standing under the EHV program and must be either voucher searching or a current participant.

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Elderly/Disabled EHV Transfer

The PHA limits the families that qualify for the Elderly/Disabled EHV Transfer Preference to **only** families that are currently participating in the Emergency Housing Voucher (EHV) program, have a head of household, co-head, or spouse that is elderly (62 years or older) and/or disabled, and whose assistance is at risk of termination due to lack of program funding. Families must be in good standing under the EHV program and must be either voucher searching or a current participant.

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HUD directs that a family that applies for assistance from the HCV program must be offered the opportunity to be placed on the waiting list for any public housing, project-based voucher or moderate rehabilitation program the PHA operates if 1) the other programs' waiting lists are open, and 2) the family is qualified for the other programs.

HUD permits, but does not require, that PHAs maintain a single merged waiting list for their public housing, Section 8, and other subsidized housing programs.

A family's decision to apply for, receive, or refuse other housing assistance must not affect the family's placement on the HCV waiting list, or any preferences for which the family may qualify.

PHA Policy

The PHA will not merge the HCV waiting list with the waiting list for any other program the PHA operates.

4-II.C. OPENING AND CLOSING THE WAITING LIST [24 CFR 982.206]

Closing the Waiting List

A PHA is permitted to close the waiting list if it has an adequate pool of families to use its available HCV assistance. Alternatively, the PHA may elect to continue to accept applications from or to reopen the waiting list to certain categories of families that meet particular preferences or funding criteria.

PHA Policy

The open period shall be long enough to achieve a waiting list adequate to cover projected HCV turnover, limited preference turnover and any new allocations for the twelve (12) months. The waiting list or accepting of lottery applications may not be closed if it would have a discriminatory effect inconsistent with applicable civil rights law.

In the event there are enough lottery entries to fill anticipated openings for the twelve (12) months, the accepting of lottery entries and/or the waiting list may be closed. The waiting list may be kept open for applicants that qualify for a particular preference or funding

criteria while closing it for all other applicants. The PHA will give at least five (5) business days' notice prior to closing the lottery application process. **Not all applicants will be placed on the waiting list.** Depending on projected voucher turnover for the calendar year, only a set number of applications will be selected for placement on the waiting list. Applicants may go online using confirmation number see if they have been placed on the list. Those without computer access can call PHA. Set number of applications will be selected and ordered using a computer-generated random lottery system.

Reopening the Waiting List

If the waiting list has been closed, it cannot be reopened until the PHA publishes a notice in local newspapers of general circulation, minority media, and other suitable media outlets. The notice must comply with HUD fair housing requirements and must specify who may apply, and where and when applications will be received. The PHA may elect to only reopen the waiting list to certain categories of families that meet particular preferences or funding criteria.

PHA Policy

The PHA will utilize the following procedures for opening the Waiting List. When the PHA opens the Waiting List, the PHA will advertise through public notice on the Housing Authority's website, (www.butte-housing.com) newspapers (Chico Enterprise Record/Oroville Mercury Register/Paradise Post, Gridley Herald, Appeal Democrat – Glenn County) if applicable, minority publications and media entities. The PHA will also notify:

- Disability Action Center
- Legal Services of Northern California
- Butte County Department of Employment & Social Services
- Butte County Department of Behavioral Health
- Community Action Agency
- E-Center
- Northern Valley Catholic Social Services
- True North Housing (Torres Shelter)
- Catalyst Domestic Violence Services Sabbath House
- Healthy Mother's Program
- Youth for Change (Paradise Ridge and Oroville Family Resource Centers) The notice will contain:
 - The dates, times, and the locations where families may apply.
 - The name of the program(s) for which applications will be taken.
 - Limitations, if any on who may apply.

The notices will be made in an accessible format if requested. They will provide potential applicant with information that includes the PHA address and telephone application and the eligibility requirements.

During the application process a person(s) with a disability may submit an application by means of an alternate method upon request as an accommodation.

4-II.D. FAMILY OUTREACH [HCV GB, pp. 4-2 to 4-4]

The PHA must conduct outreach as necessary to ensure that the PHA has a sufficient number of applicants on the waiting list to use the HCV resources it has been allotted.

Because HUD requires the PHA to admit a specified percentage of extremely low-income families to the program (see Chapter 4, Part III), the PHA may need to conduct special outreach to ensure that an adequate number of such families apply for assistance [HCV GB, p. 4-20 to 4-21].

PHA outreach efforts must comply with fair housing requirements. This includes:

- Analyzing the housing market area and the populations currently being served to identify underserved populations
 - Ensuring that outreach efforts are targeted to media outlets that reach eligible populations that are underrepresented in the program
 - Avoiding outreach efforts that prefer or exclude people who are members of a protected class
- PHA outreach efforts must be designed to inform qualified families about the availability of assistance under the program. These efforts may include, as needed, any of the following activities:
- Submitting press releases to local newspapers, including minority newspapers
 - Developing informational materials and flyers to distribute to other agencies
 - Providing application forms to other public and private agencies that serve the low-income population
 - Developing partnerships with other organizations that serve similar populations, including agencies that provide services for persons with disabilities

PHA Policy

The PHA will monitor the characteristics of the population being served and the characteristics of the population as a whole in the PHA's jurisdiction. Targeted outreach efforts will be undertaken if a comparison suggests that certain populations are being underserved.

4-II.E. REPORTING CHANGES IN FAMILY CIRCUMSTANCES

PHA Policy

While the family is on the waiting list, the family must immediately inform the PHA of changes in contact information, including current residence, mailing address, and phone number as well as any changes in income and family composition. The changes must be submitted in writing within fourteen (14) calendar days of the change.

4-II.F. UPDATING THE WAITING LIST [24 CFR 982.204]

HUD requires the PHA to establish policies to use when removing applicant names from the waiting list.

Purging the Waiting List

The decision to withdraw an applicant family that includes a person with disabilities from the waiting list is subject to reasonable accommodation. If the applicant did not respond to a PHA request for information or updates, and the PHA determines that the family did not respond because of the family member's disability, the PHA must reinstate the applicant family to their former position on the waiting list [24 CFR 982.204(c)(2)].

PHA Policy

The waiting list will be updated or purged as needed to ensure that all applicants and applicant information is current and timely.

To update or purge the waiting list, the PHA will send an update request via email and/or first class mail to each family on the waiting list to determine whether the family continues to be interested in the program. This update request will be sent to the last address that the PHA has on record for the family. The update request will provide a deadline by which the family must respond and will state that failure to respond will result in the applicant's name being removed from the waiting list.

The family's response must be in writing and may be delivered in person, by mail, by email, or by fax. Responses should be postmarked or received by the PHA not later than 14 calendar days from the date of the PHA letter.

If the family fails to respond within fourteen (14) calendar days, the family will be removed from the waiting list without further notice.

If the notice is returned by the post office with no forwarding address, the applicant will be removed from the waiting list without further notice.

If the notice is returned by the post office with a forwarding address, the notice will be resent to the address indicated. The family will have fourteen (14) calendar days to respond from the date the letter was re-sent.

If a family is removed from the waiting list for failure to respond, the PHA may reinstate the family if it is determined that the lack of response was due to PHA error, or to circumstances beyond the family's control, as a result of a family member's disability, or as a direct result of status as a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking, including an adverse factor resulting from such abuse.

Removal from the Waiting List

PHA Policy

If at any time an applicant family is on the waiting list, the PHA determines that the family is not eligible for assistance (see Chapter 3); the family will be removed from the waiting list.

If a family is removed from the waiting list because the PHA has determined the family is not eligible for assistance, a notice will be sent to the family's address of record as well as to any alternate address provided on the initial application. The notice will state the reasons the family was removed from the waiting list and will inform the family how to request an informal review regarding the PHA's decision (see Chapter 16) [24 CFR 982.201(f)].

PART III: SELECTION FOR HCV ASSISTANCE

4-III.A. OVERVIEW

As vouchers become available, families on the waiting list must be selected for assistance in accordance with the policies described in this part.

The order in which families are selected from the waiting list depends on the selection method chosen by the PHA and is impacted in part by any selection preferences for which the family qualifies. The availability of targeted funding also may affect the order in which families are selected from the waiting list.

The PHA must maintain a clear record of all information required to verify that the family is selected from the waiting list according to the PHA's selection policies [24 CFR 982.204(b) and 982.207(e)].

4-III.B. SELECTION AND HCV FUNDING SOURCES

Special Admissions [24 CFR 982.203]

HUD may award funding for specifically-named families living in specified types of units (e.g., a family that is displaced by demolition of public housing; a non-purchasing family residing in a HOPE 1 or 2 projects). In these cases, the PHA may admit such families whether or not they are on the waiting list, and, if they are on the waiting list, without considering the family's position on the waiting list. These families are considered non-waiting list selections. The PHA must maintain records showing that such families were admitted with special program funding.

Targeted Funding [24 CFR 982.204(e)]

HUD may award a PHA funding for a specified category of families on the waiting list. The PHA must use this funding only to assist the families within the specified category. In order to assist families within a targeted funding category, the PHA may skip families that do not qualify within the targeted funding category. Within this category of families, the order in which such families are assisted is determined according to the policies provided in Section 4-III.C.

PHA Policy

The PHA operates the HUD-Veterans Affairs Supportive Housing (HUD-VASH), Emergency Housing Voucher (EHV), and the Foster Youth Initiative programs. The PHA does not maintain a Waiting List or apply local preferences for these programs. Eligible families will be referred to the PHA by the applicable agencies.

Regular HCV Funding

Regular HCV funding may be used to assist any eligible family on the waiting list. Families are selected from the waiting list according to the policies provided in Section 4-III.C.

4-III.C. SELECTION METHOD

PHAs must describe the method for selecting applicant families from the waiting list, including the system of admission preferences that the PHA will use [24 CFR 982.202(d)].

Local Preferences [24 CFR 982.207; HCV p. 4-16]

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

PHA Policy

The PHA will use the following preferences to rank applicants on the waiting list:

Local Preference – Government Displacement (10 points)

Local individuals or families displaced by government action (i.e., required to move by any level of government: federal, state or local). Priority shall be given to families of veterans and servicemen.

Local Preference - Public Housing Transfers (10 points)

Preference will be given to existing Public Housing residents residing in PHA's Public Housing units who are in need of a reasonable accommodation, or PHA required or emergency transfer. The Waiting list will remain open in this preference category. To be eligible for this preference, written verification from the Executive Director that the tenant meets the following criteria:

- There are no suitable and available PH units for a transfer within a reasonable period of time.
- The family has lived in the PH unit for at least one year.
- The family is current in rent and lease compliant.

Local Preference – Limited Homeless Preference (8 points)

The PHA limits the number of families that qualify for a homeless preference sixty-five (65) families. Families must be under case management of a Butte Countywide Continuum of Care or Dos Rios Continuum of Care (Glenn County) organization. Homeless verification will be provided by the organization providing the case management. Once the PHA is serving sixty-five (65) families under the preference, and one family leaves the program, the next family on the waiting list who meets the preference criteria will be served. If there is no one on the waiting list who meets the preference criteria, the waiting list will be reopened for applicants that qualify for that preference or if kept open, as determined in accordance with prioritization established by the Coordinated Entry system. The family must be referred to the PHA by a homeless service provider through the Coordinated Entry based on their VI-SPDAT score.

Local Preference – Moving Up Preference (8 points)

The PHA limits the number of families that qualify for the moving up preference to ten (10) families. Families must be transitioning from a Permanent Supportive Housing (PHS) unit and are under case management of a Butte Countywide Continuum of Care or Dos Rios Continuum of Care (Glenn County) organization. These are persons that were

previously homeless prior to entry into the PSH program and who no longer need that level of supportive services. Once the PHA is serving ten (10) families under the preference, and one family leaves the program, the next family on the waiting list who meets the preference criteria will be served. If there is no one on the waiting list who meets the preference criteria, the waiting list will be reopened only or if kept open, for those who qualify for the preference as determined by submitted verification by a Butte Countywide Continuum of Care or Dos Rios Continuum of Care (Glenn County) partnering agency. The family must be referred to the PHA by service provider through the Butte Countywide Continuum of Care or Dos Rios Continuum of Care (Glenn County).

Local Preference – Family Unification Program and Transitional Age Youth (8 points)

A preference for admission to select families participating in the County Child Welfare Agency’s Family Unification Program (FUP) or qualify as Transitional Age Youth (TAY), the number of admissions is limited to the program size set forth in the Memorandum of Understanding (MOU) between the Butte County Department of Employment and Social Services and the PHA, such admissions to be made on a first come, first serve basis. The Family Unification Program (FUP) is a program under which vouchers are provided to families for whom the lack of adequate housing is a primary factor in the imminent placement of the family’s child, or children, in out-of-home care; or the delay in the discharge of the child, or children, to the family from out-of-home care. The Transitional Age Youth Program (TAY) is a program under which vouchers are provided to youths at least eighteen (18) years old and not more than twenty-four (24) years old (have not reached 25th birthday) who left foster care at age sixteen (16) or older and who do not have adequate housing. FUP and TAY priority shall be given to families of veterans and servicemen and to households displaced by public action. The number of households admitted under the FUP and TAY preference shall be determined by the Board of Commissioner’s policy and identified in the MOU.

Local Preference – Voucher Utilization/Lease In-Place (3 points)

In the event the PHA Section 8 HCV leasing rate falls below 97%, preference will be given to families on the waiting list who are willing and able to lease in place. Families who are considered to be living in-place are those who reside in a unit where the landlord will accept the S8 HCV program. They must have resided in unit for the past three months and must remain in unit for a period of no less than one year after assistance starts. The unit must meet all other program requirements in order to qualify for the In-Place preference. Priority shall be given to families of veterans and servicemen.

Local Preference – EHV Transfer Preference (25 points)

The PHA limits the families that qualify for the EHV Transfer Preference to **only** families that are currently participating in the Emergency Housing Voucher (EHV) program and whose assistance is at risk of termination due to lack of program funding. Families must be in good standing under the EHV program and must be either voucher searching or a current participant.

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Local Preference – Elderly/Disabled EHV Transfer Preference (30 points)

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The PHA limits the families that qualify for the Elderly/Disabled EHV Transfer Preference to only families that are currently participating in the Emergency Housing Voucher (EHV) program, have a head of household, co-head, or spouse that is elderly (62 years or older) and/or disabled, and whose assistance is at risk of termination due to lack of program funding. Families must be in good standing under the EHV program and must be either voucher searching or a current participant.

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Income Targeting Requirement [24 CFR 982.201(b)(2)]

HUD requires that extremely low-income (ELI) families make up at least seventy-five percent (75%) of the families admitted to the HCV program during the PHA’s fiscal year. ELI families are those with annual incomes at or below the federal poverty level or thirty percent (30%) of the area median income, whichever number is higher. To ensure this requirement is met, a PHA may skip non-ELI families on the waiting list in order to select an ELI family.

Low income families admitted to the program that are “continuously assisted” under the 1937 Housing Act [24 CFR 982.4(b)], as well as low-income or moderate-income families admitted to the program that are displaced as a result of the prepayment of the mortgage or voluntary termination of an insurance contract on eligible low-income housing, are not counted for income targeting purposes [24 CFR 982.201(b)(2)(v)].

PHA Policy

The PHA will monitor progress in meeting the income targeting requirement throughout the fiscal year. Extremely low-income families will be selected ahead of other eligible families on an as-needed basis to ensure the income targeting requirement is met.

Order of Selection

The PHA system of preferences may select families based on local preferences according to the date and time of application, or by a random selection process (lottery) [24 CFR 982.207(c)]. If a PHA does not have enough funding to assist the family at the top of the waiting list, it is not permitted to skip down the waiting list to a family that it can afford to subsidize when there are not sufficient funds to subsidize the family at the top of the waiting list [24 CFR 982.204(d) and (e)].

PHA Policy

Families will be selected from the waiting list based on the targeted funding or selection preference(s) for which they qualify, and in accordance with the PHA’s hierarchy of preferences, if applicable. Within each targeted funding or preference category, families will be selected in order based on the original rank awarded by process of lottery. Documentation will be maintained by the PHA as to whether families on the list qualify for and are interested in targeted funding. If a higher placed family on the waiting list is not qualified or not interested in targeted funding, there will be a notation maintained so that the PHA does not have to ask higher placed families each time targeted selections are made.

4-III.D. NOTIFICATION OF SELECTION

When a family has been selected from the waiting list, the PHA must notify the family [24 CFR 982.554(a)].

PHA Policy

The PHA will notify the family by first class mail or email when it is selected from the waiting list. The notice will inform the family of the following:

Date, time, and location of the scheduled application interview, including any procedures for rescheduling the interview

Who is required to attend the interview

All documents that must be provided at the interview including information about what constitutes acceptable documentation

If a notification letter is returned to the PHA with no forwarding address, the family will be removed from the waiting list. A notice of denial will be issued in accordance with policies contained in Chapter 3 to the family's address of record, as well as to any known alternate address.

4-III.E. THE APPLICATION INTERVIEW

HUD recommends that the PHA obtain the information and documentation needed to make an eligibility determination through a face-to-face interview with a PHA representative [HCV GB, pg. 4-16]. Being invited to attend an interview does not constitute admission to the program.

Assistance cannot be provided to the family until all SSN documentation requirements are met. However, if the PHA determines that an applicant family is otherwise eligible to participate in the program, the family may retain its place on the waiting list for a period of time determined by the PHA [Notice PIH 2018-24].

Reasonable accommodation must be made for persons with disabilities who are unable to attend an interview due to their disability. PHA Policy

Families selected from the waiting list are required to participate in an eligibility process.

The head of household or spouse/cohead must provide acceptable documentation of legal identity. (Chapter 7 provides a discussion of proper documentation of legal identity.)

Pending disclosure and documentation of social security numbers, the PHA will allow the family to retain its place on the waiting list for ninety (90) days. If all household members have not disclosed their SSNs by the next time of PHA next issuance of vouchers, the PHA will issue a voucher to the next eligible applicant family on the waiting list.

The family must provide the information necessary to establish the family's eligibility and determine the appropriate level of assistance, and must complete required forms, provide required signatures, and submit required documentation. If any materials are missing, the PHA will provide the family with a written list of items that must be submitted.

Any required documents or information that the family is unable to provide must be provided within fourteen (14) calendar days of notification (Chapter 7 provides details

about longer submission deadlines for particular items, including documentation of and eligible noncitizen status). If the family is unable to obtain the information or materials within the required time frame, the family may request an extension. If the required documents and information are not provided within the required time frame (plus any extensions), the family will be sent a notice of denial (See Chapter 3).

An advocate, interpreter, or other assistant may assist the family with the application and the interview process.

The interview process will be conducted in English. For limited English proficient (LEP) applicants, the PHA will provide translation services in accordance with the PHA's LEP plan.

4-III.F. COMPLETING THE APPLICATION PROCESS

The PHA must verify all information provided by the family (see Chapter 7). Based on verified information, the PHA must make a final determination of eligibility (see Chapter 3) and must confirm that the family qualified for any special admission, targeted funding admission, or selection preference that affected the order in which the family was selected from the waiting list.

PHA Policy

If the PHA determines that the family is ineligible, the PHA will send written notification of the ineligibility determination within fourteen (14) calendar days of the determination. The notice will specify the reasons for ineligibility, and will inform the family of its right to request an informal review (Chapter 16).

If a family fails to qualify for any criteria that affected the order in which it was selected from the waiting list (e.g. targeted funding, extremely low-income), the family will be returned to its original position on the waiting list. The PHA will notify the family in writing that it has been returned to the waiting list, and will specify the reasons for it.

If the PHA determines that the family is eligible to receive assistance, the PHA will invite the family to attend a briefing in accordance with the policies in Chapter 5.

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April 13, 2026

MEMORANDUM

To: HACB Board of Commissioners

From: Tamra C. Young, Deputy Executive Director
Marysol Perez, Executive Assistant
Angie Little, Rental Assistance Programs Manager
Juan Meza, Public Housing Manager
Sheri Bouvier, Contracts Administrator

Subject: 2026 Draft Agency Documents

- Annual Agency Plan
- Annual and Five-Year (rolling) Capital Fund Plans
- Section 8 Administrative Plan (AP)
- Public Housing Admissions and Continued Occupancy Policy (ACOP)
- FSS Action Plan

As a public agency administering the HUD Public Housing and Section 8 Housing Choice Voucher programs, HACB is required to submit to HUD applicable agency and administrative plan documents 75 days prior to the end of the HACB’s fiscal year. Resident Advisory Board (RAB) meeting(s) and solicitation of public comment are an integral part of the plan review process. This year, the plans, including any revisions, must be approved at the June Meeting of the Board in order to meet the HUD submission deadline. Below is a summary of important dates:

DATE	REQUIRED ACTION
04/08/2026	Resident Advisory Board meeting held
04/16/2026	<i>Draft approval by HACB Board</i>
04/16 – 06/5/2026	Required 45-day Review Period - Documents available for public comment.
06/05/2026	Comments, if any, due to HACB, for inclusion in draft presented to Board
06/18/2026	<i>Public Hearing; Final approval by HACB Board</i>
10/01/2026	Effective date of documents

The draft Agency Annual Plan, Public Housing Capital Fund Plan, Section 8 Admin Plan, Public Housing ACOP, and FSS Action Plan, as redlined documents, can be found on the Dropbox site and the HACB website at www.butte-housing.com.

Recommendation: Receive draft documents (draft revised Agency Annual Plan, Capital Fund Plan, Section 8 Admin Plan, Public Housing ACOP, and FSS Action Plan), authorize publication of Public Notice for public review and comment (minimum 45 days required), and schedule Public Hearing for receipt of comment and final adoption of documents on June 18, 2026.

April 16, 2026

MEMO

To: Board of Commissioners

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

Subject: CERBT Authorization Resolution

Background

The Housing Authority of the County of Butte (HACB) has established an Other Post Employment Benefits (OPEB) trust with CERBT as trustee. As previously communicated to the Board, OPEB trust assets have exceeded OPEB liabilities and staff are in the process of reimbursing HACB for out of pocket costs.

Authorizations

CERBT has identified that HACB's authorized requesters was established in 2012 and should be updated to reflect current operations. This must be done by Board resolution.

Recommendation

HACB staff recommends that the Board of Commissioners authorize the positions of Executive Director, Deputy Executive Director, and Chief Financial Officer to request HACB disbursements and certify how trust funds will be used.



State of California
 California Public Employees' Retirement System California
 Employers' Retiree Benefit Trust (CERBT) 400 Q Street,
 Sacramento, CA 95811
 www.calpers.ca.gov

Delegation of Authority to Request Disbursements California Employers' Retiree Benefit Trust (CERBT)

RESOLUTION 4989 OF THE

 (GOVERNING BODY)

OF THE

 (NAME OF EMPLOYER)

The _____ delegates to the incumbents
 (GOVERNING BODY)

in the positions of _____ and
 (TITLE)

_____, and/or
 (TITLE)

_____ authority to request on behalf of the
 (TITLE)

Employer disbursements from the Other Post Employment Prefunding Plan and to certify as to the purpose for which the disbursed funds will be used.

By _____

Title _____

Witness _____

Date _____

MEMO

Date: April 10, 2026
To: HACB Board of Commissioners
From: Taylor Gonzalez, Project Manager
Subject: Gridley Farm Labor Housing Generator Project

- In December 2022, the HACB successfully applied to the State Water Resources Control Board (SWRCB) Backup Generator Funding Program (Program). The Program provides backup generators to drinking water systems that do not have adequate backup electrical supply to ensure continuous operations during power failures. The Program is funded through the Safe and Affordable Drinking Water Fund (SADW Fund) and is administered by the Rural Community Assistance Corporation (RCAC).
- Utilizing technical support from RCAC and PACE Engineering, Inc. (PACE), the Gridley Farm Labor Housing Generator Project was developed to construct a new stationary natural gas emergency generator and automatic transfer switch at the well site. The new equipment will allow the generator to automatically provide backup power when utility power is unavailable.
- The Project was advertised for bids on January 28, 2026 and on March 4, 2026, ten (10) bids were received.

Bids Received

Engineer’s Construction Cost Estimate:	\$284,410.00
Hankins Group, Inc.	\$342,995.00
James Day Construction, Inc. dba Coastal Mountain Electric	\$338,998.00
Ample Electric, Inc.	\$347,878.70
Santos Excavating, Inc.	\$322,200.00
Xeela Engineering, LLC	\$299,000.00
Converse Construction, Inc.	\$335,774.00
J.R. Sharp Construction, Inc.	\$308,460.00
Clyde G. Steagall, Inc.	\$257,848.00
Lords Electric, Inc.	\$389,240.00
Benchmark Electric, Inc.	\$316,000.00

- Upon review by the HACB and PACE, Clyde G. Steagall, Inc. provided the Lowest Responsive and Responsible bid for this project, below the Engineer’s Construction Cost Estimate.
- RCAC confirmed that a total project budget of \$492,066, which includes all engineering and construction costs based on Clyde G. Steagall, Inc.’s bid, along with a 10% contingency has been approved.

- The HACB has been notified that RCAC’s Program agreement with the State will not be extended beyond February 28, 2027. Therefore, should this project be substantially delayed, the HACB may be responsible for any remaining payments due to the contractor at that time.
- RCAC reports that an extension could be granted at a later date, but cannot make any guarantees. Therefore, should the project be delayed and RCAC’s program agreement extension not be approved, the HACB can utilize the properties “Construction Reserve” to pay any remaining expenses.
- The Notice to Proceed must be issued no later than May 4, 2026, to accommodate the 300-day contractual period required for substantial completion.
- To date, the Program has covered all technical assistance costs, including engineering fees.
- Attached is a Recommendation of Award Letter from PACE.

Recommendation: Adoption of Resolution No. 4990, authorization to enter into a construction contract with Cyde G. Steagall, Inc. for the Gridley Farm Labor Housing Generator Project, for a total of \$257,848.00.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4990

AUTHORIZATION TO ENTER INTO CONTRACT WITH CLYDE G. STEAGALL, INC. FOR
THE GRIDLEY FARM LABOR HOUSING GENERATOR PROJECT.

WHEREAS, the Housing Authority of the County of Butte (HACB) owns and operates the 123-unit multifamily complex known as Gridley Farm Labor Housing, located at 850 East Gridley Road, Gridley, California 95948 (Property); and

WHEREAS, the HACB successfully applied to the State Water Resources Control Board's (SWRCB) Backup Generator Funding Program (Program) which is funded through the Safe and Affordable Drinking Water Fund (SADW Fund) with technical assistance provided by the Rural Community Assistance Corporation (RCAC); and

WHEREAS, RCAC and PACE Engineering, Inc. (PACE), developed the Gridley Farm Labor Housing Generator Project to construct a new stationary natural gas emergency generator and automatic transfer switch at the well site to automatically provide backup power when utility power is unavailable; and

WHEREAS, RCAC has solicited bids for Gridley Farm Labor Housing Generator Project for the completion of this work in a manner consistent with the HACB's Procurement Policy; and

WHEREAS, the Base Bid received from Clyde G. Steagall, Inc. in the amount of Two Hundred Fifty-Seven Thousand Eight Hundred Forty-Eight Dollars and Zero Cents (\$257,848.00), has been determined to be the lowest responsive qualified bid received and to be in the best interest of the HACB; and

WHEREAS, the Board of Commissioners of HACB (Board) has established a Procurement Policy such that contracts greater than Two Hundred and Fifty Thousand Dollars (\$250,000.00) must be authorized by resolution of the Board;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to authorize the entering into a contract with Clyde G. Steagall, Inc. in the amount of Two Hundred Fifty-Seven Thousand Eight Hundred Forty-Eight Dollars and Zero Cents (\$257,848.00) for the purposes of completing the Gridley Farm Labor Housing Generator Project, such contract compensation to be paid with the Safe and Affordable Drinking Water Fund.

Dated: April 16, 2026

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary



5155 VENTURE PARKWAY
REDDING, CA 96002
(530) 244-0202

RECOMMENDATION OF AWARD

April 3, 2026

2828.11

Taylor Gonzalez
Housing Authority of the County of Butte
2039 Forest Avenue
Chico, CA 95928
taylorg@butte-housing.com

Members of the Board:

Subject: RECOMMENDATION OF AWARD
Gridley Farm Labor Housing Generator Project

The bid opening for the subject project was held on March 4, 2026. PACE Engineering, Inc. (PACE) has reviewed the bids received, and enclosed is the Bid Summary.

The low bidder on the project was Clyde G. Steagall, Inc. with a total bid amount of \$257,848.00. PACE has examined the low bidder's proposal and finds it to be correct and acceptable. Therefore, it is recommended that the Housing Authority of the County of Butte (HACB) award the Contract to Clyde G. Steagall, Inc.

Once PACE is notified that the Contract has been awarded, a Notice of Award will be sent to the Contractor together with the Agreement and Bond forms. Instructions will be included for the Contractor to sign and complete the necessary documents and return them to PACE for review. PACE will then forward them to HACB for signature, which will constitute execution of the Contract.

Sincerely,

A handwritten signature in blue ink that reads "Bryan Gentles". The signature is written in a cursive, flowing style.

Bryan Gentles
Associate Engineer

Enclosure

c: Edgar Ortusiastigue, RCAC, edgar.ortusiastigue@rcac.org
Christine Horner, RCAC, christine.horner@rcac.org
Michaela Ellis, DFA, michaela.ellis@waterboards.ca.gov
Larry Guanzon, HACB, larryg@butte-housing.com

BID SUMMARY



5155 Venture Parkway, Redding, CA 96002
Ph: 530.244.0202

Gridley Farm Labor Housing Generator Project
Housing Authority of the County of Butte
3/4/2026
2828.11

BID ITEM	DESCRIPTION	QTY	UNIT	Engineer's Estimate	Hankins Group, Inc.	James Day Construction, Inc. dba Coastal Mountain Electric	Ample Electric, Inc.	Santos Excavating, Inc.	Xeela Engineering, LLC	Converse Construction, Inc.	J.R. Sharp Construction, Inc.	Clyde G. Steagall, Inc. dba Mid Valley Electric	Lords Electric, Inc.	Benchmark Electric, Inc.
				TOTAL COST	TOTAL COST	TOTAL COST	TOTAL COST	TOTAL COST	TOTAL COST	TOTAL COST	TOTAL COST	TOTAL COST	TOTAL COST	TOTAL COST
1	200kW Natural Gas Generator and Accessories	1	LS	\$161,740.00	\$165,945.00	\$191,442.00	\$143,893.03	\$197,760.00	\$118,000.00	\$176,024.00	\$179,597.00	\$130,072.00	\$125,000.00	\$150,000.00
2	Natural Gas Piping, Service, Trenching, and Appurtenances	1	LS	\$54,020.00	\$88,000.00	\$62,437.00	\$62,410.08	\$40,960.00	\$22,000.00	\$70,691.00	\$60,765.00	\$45,731.00	\$100,000.00	\$60,000.00
3	200A Automatic Transfer Switch and Mounting Assembly	1	LS	\$11,400.00	\$15,250.00	\$23,082.00	\$16,239.08	\$26,470.00	\$19,000.00	\$15,850.00	\$19,276.00	\$9,093.00	\$30,000.00	\$20,000.00
4	Other Electrical Equipment and Modifications	1	LS	\$29,500.00	\$4,800.00	\$3,661.00	\$26,386.33	\$2,785.00	\$71,000.00	\$8,165.00	\$14,413.00	\$16,078.00	\$50,000.00	\$36,000.00
5	Conduit and Conductors	1	LS	\$21,250.00	\$50,000.00	\$36,264.00	\$80,811.33	\$31,975.00	\$55,000.00	\$52,543.00	\$23,612.00	\$48,234.00	\$50,000.00	\$40,000.00
6	Fencing Modifications	1	LS	\$6,500.00	\$19,000.00	\$22,112.00	\$18,138.83	\$22,250.00	\$14,000.00	\$12,501.00	\$10,797.00	\$8,640.00	\$34,240.00	\$10,000.00
TOTAL BID PRICE (BID ITEMS 1-6):				\$284,410.00	\$342,995.00	\$338,998.00	\$347,878.70	\$322,200.00	\$299,000.00	\$335,774.00	\$308,460.00	\$257,848.00	\$389,240.00	\$316,000.00

Steering Change in
Affordable Housing



PSWRC NAHRO NAVIGATING THE TIDE

HILTON SANTA BARBARA
BEACHFRONT RESORT
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 - Time Management
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