

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

MEETING AGENDA

August 20, 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/592458069>

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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. 5000

ITEMS OF BUSINESS

1. ROLL CALL

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2. AGENDA AMENDMENTS

Authorization to move agenda item 8. Special Report; 8.1 HACB – Presentation by Smith Marion Auditor, before item 3. Consent Calendar.

Recommendation:

Motion

3. CONSENT CALENDAR

3.1 Minutes for the meeting of July 16, 2026

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$713,631.24
3.2.2	Landlords –	\$2,198,096.83
3.2.3	Payroll –	\$146,572.28

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

3.14 Investment Register

3.15 Standard Maintenance Charges – Approval of Revised Standard Maintenance Charges to Residents for Cleaning, Repair, Replacement and Miscellaneous Charges, effective October 1, 2026.

Recommendation:

Resolution No. 5000

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4. CORRESPONDENCE

- 4.1 CA043 Butte County Housing Authority -Public Housing Agency Recovery & Sustainability (PHARS) Assessment Results and Determination Letter

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 2020A Bonds Budget – Adoption of Proposed Bond Project(s) FY2027 Operating Budget.

Recommendation:

Resolution No. 5001

- 5.2 Utility Allowances – Annual Adoption of Utility Allowances for Public Housing, Section 8 and Other HACB-Owned Properties.

Recommendation:

Motion

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

- 8.1 HACB – Presentation by Smith Marion Auditor

9. REPORTS FROM COMMISSIONERS

- 9.1 Executive Director Performance Evaluation

10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION

- 11.1 Pursuant to California Government Code 54956.8: Conference with real estate negotiator.

Property located at: Evanswood Apartments, Oroville, CA

12. COMMISSIONERS' CALENDAR

- **Next Meeting: September 17, 2026**
- **NAHRO National Conference, October 15 -17, 2026 Denver Colorado**

13. ADJOURNMENT

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

**MEETING MINUTES OF
July 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 2:04p.m.

1. ROLL CALL

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

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

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

- 3.4 Angie Little, Rental Assistance Program Manager reviewed the following: Section 8 Voucher Budget & Utilization: monthly budget reports (page 17). While July utilization sat at a healthy 98%, staff noted that utilization is cumulative over the year and spending needs to remain near 98% by year's end to secure full funding allocations for subsequent cycles. An outside agency is being enlisted to accelerate pulling applicants from the waitlist to maximize leasing. Project-Based Vouchers (PBVs) Overview: Provided an educational breakdown for board members. PBVs tie Section 8 vouchers to specific housing developments (like Lincoln Senior in Oroville) or potential future sites to help developers secure financing. Up to 30% of total program vouchers can be allocated to project-based developments. Waiting List Operations & Projections: Discussed the historical context of the waitlist (last

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opened in 2023 with 8,000–10,000 applicants narrowed down via lottery to 1,500). Staff noted a historical success rate (applicants successfully housed) of roughly 6% to 7% from that list and discussed plans to open lists more frequently (targeting annual openings). Lincoln Senior Property Update: Confirmed that the project-based waiting list for Lincoln Senior in Oroville will open on August 11, with the property slated to come online in late December 2026 with 25 allocated project-based vouchers.

3.5 & 3.6 Juan Meza Public Housing Manager and Larry Guanzon, Executive Director reviewed the following items: Public Housing Occupancy & Vacancy Report: Reviewed pages 18 and 19, he reported that public housing occupancy has climbed from an average of over 96% / high-97% range in prior years to 98.3% at the start of the month. Maintaining high occupancy is critical because it functions as a primary indicator for HUD’s Public Housing Assessment System (PHAS) scoring. Portfolio & Unit Distribution: Highlighted the management of 345 public housing units spread across Gridley, Biggs, Chico, and Oroville, funded through HUD operating and capital funds. Tenant Movement & New Developments: Discussed how new incoming properties (such as Lincoln Senior, Orchard View 2 in Gridley, and Humboldt Senior in Chico) affect tenant transfers. Staff noted that while residents sometimes move between newer local developments, overall occupancy remains stable, with veteran, senior, and disabled units experiencing the highest demand across the county. Waitlist Data Nuances: Addressed duplicate online applications on waiting lists where applicants check multiple boxes (e.g., applying for Gridley when they actually prefer Chico), skewing raw numbers but providing valuable market justification data for regional developers.

3.7 Taylor Gonzalez, Project Manager reviewed the following items: Farm Labor Housing Standby Generator Update, site construction commenced in June under a State Water Board grant. The natural gas generator was ordered in May following contract execution, initiating a six-month delivery window targeting January 2027. On-Site Construction Progress: The contractor finished all underground gas line installations, site electrical conduit runs between the generator and the well area, and installed the perimeter security fencing. Payment requests are currently being processed through RCAC. The board discussed whether running the natural gas generator during peak utility rate hours could offset commercial electricity costs. While natural gas from PG&E runs roughly 8 to 10 cents per kilowatt, leadership noted potential complications, including PG&E penalty billing structures for high-demand or off-peak utility displacement configurations.

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- 3.12 & 3.13 Angie Little, Rental Assistance Program Manager reviewed the following:
- Family Self-Sufficiency (FSS) Program: pages 77 and 78. Angie Little reported a record 54 active participants enrolled. The discussion highlighted the management of escrow and forfeiture accounts, noting that program funds can be used for vital participant needs like emergency vehicle repairs or registration fees to maintain employment. Staff enforce strict controls, requiring formal bids and paying vendors directly up to a \$2,000 limit. HACB, CoC Partner Administered Grants: Covered administrative oversight for partner programs, including the Lease Guarantee Program (LGP), Tenant-Based Rental Assistance (TBRA), Behavioral Health Assistance Program (BHAP), and related MOUs with the city and county. Staff noted potential legislative shifts from mental health to behavioral health funding, though no local disruptions have impacted current operations yet. Grant Performance Recognition: The board commended staff for exceptional financial management of the \$150,000 TBRA grant, which had a balance of only \$3,000 remaining by the end of June—noted as a difficult milestone to hit accurately without overshooting or undershooting in rental assistance administration.

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

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Gridley Farm Labor Housing (FLH) Budget – Taylor Gonzalez, Project Manager gave a brief presentation on FLH detailing Gridley Farm Labor Housing Pre-Rehab & Rent Tiers: Reviewed visual and operational disparities between fully renovated properties and units in phases 4 through 8. Unrenovated units feature lower baseline rent structures. To maximize long-term USDA rental assistance subsidies, the agency is actively leveraging operating cash flows to complete micro-tier renovations on at least two unrenovated units annually. On-Site Infrastructure & Historic Layout: Highlighted the layout of the property's self-contained asset components, including the primary office, community room, kitchen upgrades, dedicated water well, standby generator zone, and a large communal soccer field. The board noted that the original 1930s-1950s design emphasized individual garden plots to establish a self-operating ecosystem. Agricultural Mechanization &

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Demographics: Discussed shifting labor trends within Butte and Sutter counties. Due to widespread mechanization in regional orchard crops (such as peaches), the local pool of traditional migrant and regular farm labor families is shrinking as workers transition into more lucrative sectors like independent construction or delivery services. Ineligible Tenant Waiver Regulations: Evaluated policy frameworks for USDA "Ineligible Tenant Waivers," which were heavily deployed during COVID-19 and post-fire emergencies to fill vacancies with non-farmworkers (historically peaking at 18 households). The board noted these waivers create operational friction because non-eligible tenants must legally vacate if an eligible farm labor household applies. Liability & Community Upgrades: Briefly debated proposals for creating community-driven agricultural pop-ups or farmers' markets. Juan Meza (noting his 15-year tenure on-site) and the board cited significant public liability, trip-and-fall exposure, and strict crop-origin tracking technology standards as major operational hurdles. Reviewing the formal Gridley Farm Labor Housing Budget (pages 79 to 84) and introducing Resolution 4998. Project Manager Taylor Gonzalez presented the comprehensive budget details formulated by third-party operator AWI Property Management. Key figures include a total estimated income of \$1,442,256 (a 4.3% year-over-year increase), total budgeted expenses of \$1,019,964, a net operating income of \$402,292, and a tight targeted final net cash flow of \$2,820 to satisfy USDA frontline reinvestment mandates. Proposed Rent Adjustments: The income model incorporates a proposed \$60/month increase for unrenovated units and a \$64/month increase for rehabilitated units. These adjustments are pending final regulatory approval from the USDA. Due to the specialized farm labor eligibility requirements detailed in prior discussions, the budget intentionally models a 15% vacancy rate. While high for typical multi-family properties, it directly mirrors the unique operational constraints of the property. Total expenses are set at \$1,019,964. Major cost drivers include AWI's enterprise data transition to Yardi software to centralize property financing and the expansion of the on-site team. The property maintains four full-time employees (two property managers, two maintenance staff), which includes expanding one maintenance staffer's workload from 30 up to 40 hours per week. Net Operating Income (NOI) finishes at \$402,292. After subtracting \$234,264 for replacement/turnover costs and \$150,000 for debt service, the remaining net cash flow settles at \$2,820. Management noted that the USDA strictly rejects excess retained cash flows, explicitly requiring properties to spend down balances back into capital improvements. Reserve Transfers: The capital improvement timeline calls for drawing down \$69,996 from existing reserves to supplement frontline modernizations.

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*** RESOLUTION NO. 4998***

Commissioner Crowe moved that Resolution No. 4998 be adopted by reading of title only: “APPROVAL OF FISCAL YEAR 2026-27 BUDGET FOR THE USDA-RD FARM LABOR HOUSING PROGRAM”. Commissioner Richter seconded. The vote in favor was unanimous.

- 5.2 Gridley Springs II Apartments Budget – Project Manager Taylor Gonzales outlined the property’s revenue and expense targets managed by third-party agent Arrowhead Housing. Key metrics include \$240,000 in total estimated revenue, \$195,899 in operating expenses, a pre-depreciation profit of \$44,307, and an estimated final net cash flow of \$34,071 after accounting for required regulatory reserve deposits. Asset Structure & Shared Costs: Gridley Springs 2 consists of 24 units owned outright by the Housing Authority. It sits adjacent to Gridley Springs 1 (a separate 32-unit tax credit property managed by Dawson Holdings). The two properties split shared operating overhead—including a shared resident manager and central office supplies on Ford Avenue—requiring strict bookkeeping to prevent the commingling of funds. Rent Tier Alignments: The property operates under two distinct rent structures: 8 Rental Housing Construction Program (RHCP) Units: Mandated by state funding to maintain lower affordable structures, pricing rents at \$700 to \$711 per month for two-bedroom layouts (with adjustments for three-bedroom units).¹⁶ Low-Income Housing Tax Credit (LIHTC) Units: Regulated by tax credit boundaries, with monthly rents ranging from \$862 to \$1,008 depending on configuration. Operational Expense Volatility: Total operational costs are projected at \$195,899. Key upward pressures stem from escalating utility costs, administrative/employee expenses, and a conservative 15% property insurance hike factored into the budget to mitigate volatile regional insurance markets. Regional Insurance Market Vulnerabilities: The board discussed regional insurance challenges under the Joint Powers Authority (JPA) frameworks, noting that properties are covered under HAR~~P~~ or AHR~~P~~. For high-risk fire zones (such as the 12-unit Mayor Commons complex), properties are locked out of conventional reinsurance and must rely exclusively on the costly California FAIR Plan, driving premiums to \$38,000 annually. Management is actively consulting with community partners to cross-shop alternative standalone options.

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*** RESOLUTION NO. 4999***

Commissioner Ober moved that Resolution No. 4999 be adopted by reading of title only: “APPROVAL OF THE FISCAL YEAR 2026-27 OPERATING BUDGET FOR GRIDLEY SPRINGS II APARTMENTS, 210 FORD AVENUE, GRIDLEY”. Commissioner Crowe seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

Executive Director Larry Guanzon outlined the agency's dual-track fiscal timeline for the board. The primary Housing Authority operations operate on a fiscal year from October 1 to September 30. The upcoming sequence consists of: Pre-August Meeting: Budget Committee evaluation of designated bond properties. Post-August Meeting: Review of the comprehensive, consolidated budget assembled by CFO Consultant Marco Cruz. October–December Window: Board review and approval of annual calendar-year budgets under the Butte County Affordable Housing Development Corporation, which are subsequently forwarded to outside oversight agencies like CTCAC.

Audit & Training Deliverables: Staff distributed finalized training reference materials compiled by Marysol Perez, Executive Assistant at the request of Commissioner Merrill. The packet includes standard agenda hyper-links, physical reference binders, and specific duplicate printouts of pages 172 and 173 containing the agency's definitive master audit summary referenced during Marco's training session.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

None.

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10. MATTERS INITIATED BY COMMISSIONERS

Project Manager Taylor Gonzales is maintaining active outreach to finalize execution plans for a proposed decorative community mural originally initiated by Commissioner Richter.

Sunrise Village Apartments, Gridley, following up on property issues raised by Commissioner Faulk regarding the Sunrise Village Senior complex, Executive Director Larry Guanzon initiated direct formal communications with the property management firm and developer TPC. Management is auditing all items raised, including an active liability review regarding fire insurance hazards associated with hot charcoal coals from traditional barbecue units versus alternative Weber equipment models.

11. EXECUTIVE SESSION

Adjourn: 3:26 p.m.

Reconvene: 4:26 p.m.

All of those identified in the roll call, except for Angie Little and Juan Meza. Executive Session Item 11.1 were present for Executive Session Item 11.1.

- 11.1 Government Code 54956.8: Conference with real estate negotiator – Direction was provided to staff related to Evanswood Apartments, Oroville CA. Discussion continued at next meeting.

All of those identified in the roll call, except for Angie Little, Juan Meza, Tamra Young, Taylor Gonzalez and Marysol Perez were present for Executive Session Item 11.2

- 11.2 Government Code 54957: Public Employment Performance Evaluation – Board initiated discussion of annual performance evaluation with Executive Director Guanzon. Discussion continued at next meeting.

12. COMMISSIONERS' CALENDAR

- **Next Meeting: August 20, 2026**
- **Save the date: NAHRO National Conference, October 15 -17, 2026 Denver Colorado**

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13. ADJOURNMENT

The meeting was adjourned at 4:27 p.m.

Dated: July 16, 2026.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

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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

3.2 Checks Written

July 2026

Sec - 8 HAP

Computer Checks	\$	19,697.26
Direct Deposits	\$	2,178,399.57
TOTAL	\$	2,198,096.83

PAYROLL

Employees:

7/10/2026	\$	72,449.20
7/24/2026	\$	72,743.14
TOTAL	\$	145,192.34

Resident Managers:

6/12/2026	\$	689.97
6/26/2026	\$	689.97
TOTAL	\$	1,379.94

BANK ACCOUNTS SUMMARY

Business Activities	\$	686,395.71
Banyard	\$	1,080.00
BCAHDC	\$	26,155.53
TOTAL	\$	713,631.24



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



August 20, 2026

MEMO

To: Board of Commissioners

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

Subject: 3.3 Finance Update

New Finance Director

We're pleased to announce that the search for a Finance Director was successful. HACB received fourteen applications, with eleven meeting the minimum requirements. HACB selected the top four applicants for interviews which produced a final candidate. A conditional offer was made and accepted, with an expected start date in mid-September.

FYE 2027 Budgets

The Accounting team continues to work on the October 1, 2026 – September 30, 2027 budgets. This is a three-month process, working with the various HACB departments and 3rd party property managers to develop the projections. A Budget Committee was selected from HACB staff and Commissioners. This process includes budgets for the bond properties managed by RSC, non-profits Banyard Inc. and Butte County Affordable Housing Development Corp., which are incorporated into HACB's budget. The final consolidated HACB budget will be presented at the September Board meeting after review and approval of the Budget Committee.

Limited Partnership Audits

The limited partnerships of Chico Commons, LP., Walker Commons, LP., and 1200 Park Ave., LP., are under review and will be presented at the September board meeting. These entities have a 12/31/2025 fiscal year end.

April 2026-June 2026 Financials

Quarterly financials ending June 30, 2026 are presented here.

FDS/Board: Business Activities (fds-ba)**Budget Comparison**

Period = Apr 2026-Jun 2026

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	23,575.00	18,372.00	5,203.00	28.32	62,250.00	55,116.00	7,134.00	12.94	73,488.00
3499-00-000 GRANT INCOME	303,251.60	47,814.00	255,437.60	534.23	1,692,006.38	143,442.00	1,548,564.38	1,079.58	191,256.00 (1)
3699-00-000 OTHER INCOME	-57,090.46	180,778.00	-237,868.46	-131.58	537,931.72	389,596.00	148,335.72	38.07	494,005.00 (2)
3999-00-000 TOTAL INCOME	269,736.14	246,964.00	22,772.14	9.22	2,292,188.10	588,154.00	1,704,034.10	289.73	758,749.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	66,793.11	101,187.00	34,393.89	33.99	406,468.85	303,561.00	-102,907.85	-33.90	404,748.00 (3)
4299-00-000 TENANT SERVICES EXPENSES	8,080.83	7,914.00	-166.83	-2.11	16,850.88	23,742.00	6,891.12	29.02	31,656.00
4399-00-000 UTILITY EXPENSES	8,825.67	29,463.00	20,637.33	70.04	43,358.86	88,389.00	45,030.14	50.95	117,852.00 (4)
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	6,467.46	13,239.00	6,771.54	51.15	42,452.60	39,717.00	-2,735.60	-6.89	52,956.00
4599-00-000 GENERAL EXPENSES	3,322.83	7,575.00	4,252.17	56.13	16,633.26	22,725.00	6,091.74	26.81	30,300.00
4799-00-000 HOUSING ASSISTANCE PAYMENTS	40,259.00	40,902.00	643.00	1.57	115,672.00	122,706.00	7,034.00	5.73	163,608.00
4899-00-000 FINANCING EXPENSES	0.00	0.00	0.00	N/A	154,350.00	0.00	-154,350.00	N/A	0.00 (5)
5999-00-000 NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	169,731.56	0.00	-169,731.56	N/A	0.00 (6)
8000-00-000 TOTAL EXPENSES	133,748.90	200,280.00	66,531.10	33.22	965,518.01	600,840.00	-364,678.01	-60.69	801,120.00
9000-00-000 NET INCOME	135,987.24	46,684.00	89,303.24	191.29	1,326,670.09	-12,686.00	1,339,356.09	10,557.75	-42,371.00

Notes:

1. PTD includes \$258K CDBG draw from Town of Paradise. YTD includes \$1.3M pass through IIG Grant to lend to Richmond Oroville Senior housing project.
2. PTD Other Income includes prior year corrections for bond payments. YTD is positive to budget for MGP fees
3. Administrative expenses include reallocations. YTD is still higher than projections.
4. PTD and YTD electrical use is lower than expected.
5. Bond interest payment. Reimbursed and may be reclassified in future reports.
6. Bond interest arbitrage payment to the U.S. Treasury. Reimbursed and may be reclassified in future reports.

FDS/Board: Capital Fund Grant (fds-cfnd)
Budget Comparison

Period = Apr 2026-Jun 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3499-00-000	GRANT INCOME	78,661.36	295,653.00	-216,991.64	-73.39	928,703.81	886,959.00	41,744.81	4.71	1,182,612.00
3699-00-000	OTHER INCOME	23,870.22	0.00	23,870.22	N/A	23,870.22	0.00	23,870.22	N/A	0.00
3999-00-000	TOTAL INCOME	102,531.58	295,653.00	-193,121.42	-65.32	952,574.03	886,959.00	65,615.03	7.40	1,182,612.00
4000-00-000	EXPENSES									
4199-00-000	ADMINISTRATIVE EXPENSES	47,114.81	28,599.00	-18,515.81	-64.74	120,216.29	85,797.00	-34,419.29	-40.12	114,396.00 (1)
4299-00-000	TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	1,324.56	0.00	-1,324.56	N/A	0.00
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	2,600.92	0.00	-2,600.92	N/A	56,374.98	0.00	-56,374.98	N/A	0.00
4599-00-000	GENERAL EXPENSES	0.00	0.00	0.00	N/A	296.07	0.00	-296.07	N/A	0.00
5999-00-000	NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	0.00	236,522.00	236,522.00	100.00	236,522.00 (2)
8000-00-000	TOTAL EXPENSES	49,715.73	28,599.00	-21,116.73	-73.84	178,211.90	322,319.00	144,107.10	44.71	350,918.00
9000-00-000	NET INCOME	52,815.85	267,054.00	-214,238.15	-80.22	774,362.13	564,640.00	209,722.13	37.14	831,694.00

Notes:

1. Salaries higher than budgeted.
2. Operating fund transfer will occur in September

FDS/Board: Public Housing (OPFND) (fds-publ)
Budget Comparison

Period = Apr 2026-Jun 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3199-00-000	TENANT INCOME	413,005.71	391,977.00	21,028.71	5.36	1,246,663.41	1,175,931.00	70,732.41	6.02	1,567,908.00
3499-00-000	GRANT INCOME	352,776.00	429,630.00	-76,854.00	-17.89	1,099,816.49	1,288,890.00	-189,073.51	-14.67	1,718,520.00
3699-00-000	OTHER INCOME	1,421.29	249.00	1,172.29	470.80	252,727.73	747.00	251,980.73	33,732.36	996.00
3999-00-000	TOTAL INCOME	767,203.00	821,856.00	-54,653.00	-6.65	2,599,207.63	2,465,568.00	133,639.63	5.42	3,287,424.00
4000-00-000	EXPENSES									
4199-00-000	ADMINISTRATIVE EXPENSES	497,965.76	405,228.00	-92,737.76	-22.89	1,353,138.39	1,215,684.00	-137,454.39	-11.31	1,620,912.00
4299-00-000	TENANT SERVICES EXPENSES	-271.55	1,575.00	1,846.55	117.24	0.00	4,725.00	4,725.00	100.00	6,300.00
4399-00-000	UTILITY EXPENSES	85,311.61	96,075.00	10,763.39	11.20	268,841.79	288,225.00	19,383.21	6.72	384,300.00
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	342,214.88	323,568.00	-18,646.88	-5.76	862,596.17	970,704.00	108,107.83	11.14	1,294,272.00
4599-00-000	GENERAL EXPENSES	52,910.43	100,929.00	48,018.57	47.58	187,844.94	302,787.00	114,942.06	37.96	403,716.00
4799-00-000	HOUSING ASSISTANCE PAYMENTS	8,477.00	0.00	-8,477.00	N/A	26,508.00	0.00	-26,508.00	N/A	0.00
5999-00-000	NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	0.00	-236,522.00	-236,522.00	-100.00	-236,522.00
8000-00-000	TOTAL EXPENSES	986,608.13	927,375.00	-59,233.13	-6.39	2,698,929.29	2,545,603.00	-153,326.29	-6.02	3,472,978.00
9000-00-000	NET INCOME	-219,405.13	-105,519.00	-113,886.13	-107.93	-99,721.66	-80,035.00	-19,686.66	-24.60	-185,554.00

Notes:

1. Operating Fund grant lower than budgeted and includes a \$197,000 adjustment to prior year Capital Funds.
2. YTD Other Income includes \$243,000 insurance claim for South Ohio and Gardella fire damage.
3. Salaries and benefits higher than budgeted.
4. Maintenance salaries and benefits higher but contract and service costs lower.
5. Payment in Lieu of Taxes will expense in September.
6. Tenant utility payments were not budgeted.
7. Capital Fund transfers will occur in September.

FDS/Board: Housing Choice Voucher (fds-hcv)
Budget Comparison

Period = Apr 2026-Jun 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3199-00-000	TENANT INCOME	-7,684.60	0.00	-7,684.60	N/A	39,555.24	0.00	39,555.24	N/A	0.00
3499-00-000	GRANT INCOME	6,951,513.45	6,706,902.00	244,611.45	3.65	19,766,821.06	20,120,706.00	-353,884.94	-1.76	0.00
3699-00-000	OTHER INCOME	10,894.97	14,874.00	-3,979.03	-26.75	48,622.96	44,622.00	4,000.96	8.97	0.00
3999-00-000	TOTAL INCOME	6,954,723.82	6,721,776.00	232,947.82	3.47	19,854,999.26	20,165,328.00	-310,328.74	-1.54	0.00
4000-00-000	EXPENSES									
4199-00-000	ADMINISTRATIVE EXPENSES	593,145.39	514,329.00	-78,816.39	-15.32	1,684,094.54	1,542,987.00	-141,107.54	-9.15	0.00
4299-00-000	TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	44.97	0.00	-44.97	N/A	0.00
4399-00-000	UTILITY EXPENSES	5,055.41	11,274.00	6,218.59	55.16	16,507.25	33,822.00	17,314.75	51.19	0.00
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	42,003.06	4,086.00	-37,917.06	-927.98	139,860.80	12,258.00	-127,602.80	-1,040.98	0.00
4599-00-000	GENERAL EXPENSES	4,219.23	5,100.00	880.77	17.27	25,752.89	15,300.00	-10,452.89	-68.32	0.00
4799-00-000	HOUSING ASSISTANCE PAYMENTS	6,281,739.97	6,108,642.00	-173,097.97	-2.83	18,652,113.97	18,325,926.00	-326,187.97	-1.78	0.00
5999-00-000	NON-OPERATING ITEMS	22,691.52	0.00	-22,691.52	N/A	22,691.52	0.00	-22,691.52	N/A	0.00
8000-00-000	TOTAL EXPENSES	6,948,854.58	6,643,431.00	-305,423.58	-4.60	20,541,065.94	19,930,293.00	-610,772.94	-3.06	0.00
9000-00-000	NET INCOME	5,869.24	78,345.00	-72,475.76	-92.51	-686,066.68	235,035.00	-921,101.68	-391.90	0.00

Notes:

1. YTD HCV HAP funds lower in November due to overpayments in prior year. PTD HAP revenues are higher than budget.
2. YTD electrical use lower than in prior year.
3. Variance caused by unbudgeted consulting costs.
4. HAP expenses lower than expected.

FDS/Board: EHV (fds-ehv)
Budget Comparison

Period = Apr 2026-Jun 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3199-00-000	TENANT INCOME	0.00	0.00	0.00	N/A	-477.00	0.00	-477.00	N/A	0.00
3499-00-000	GRANT INCOME	341,077.00	341,073.00	4.00	0.00	1,029,348.00	1,023,219.00	6,129.00	0.60	1,364,292.00 (1)
3699-00-000	OTHER INCOME	0.00	378.00	-378.00	-100.00	477.00	1,134.00	-657.00	-57.94	1,512.00
3999-00-000	TOTAL INCOME	341,077.00	341,451.00	-374.00	-0.11	1,029,348.00	1,024,353.00	4,995.00	0.49	1,365,804.00
4000-00-000	EXPENSES									
4199-00-000	ADMINISTRATIVE EXPENSES	3,522.70	501.00	-3,021.70	-603.13	12,770.08	1,503.00	-11,267.08	-749.64	2,004.00 (2)
4399-00-000	UTILITY EXPENSES	219.77	0.00	-219.77	N/A	687.12	0.00	-687.12	N/A	0.00 (2)
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	1,779.51	0.00	-1,779.51	N/A	6,021.38	0.00	-6,021.38	N/A	0.00 (2)
4599-00-000	GENERAL EXPENSES	159.60	0.00	-159.60	N/A	1,038.58	0.00	-1,038.58	N/A	0.00 (2)
4799-00-000	HOUSING ASSISTANCE PAYMENTS	299,509.78	348,795.00	49,285.22	14.13	953,341.26	1,046,385.00	93,043.74	8.89	1,395,180.00 (2)
5999-00-000	NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	-31,387.00
8000-00-000	TOTAL EXPENSES	305,191.36	349,296.00	44,104.64	12.63	973,858.42	1,047,888.00	74,029.58	7.06	1,365,797.00
9000-00-000	NET INCOME	35,885.64	-7,845.00	43,730.64	557.43	55,489.58	-23,535.00	79,024.58	335.77	7.00

Notes:

1. Grant income will be lower as grant winds down.
2. Expenses were included in Housing Assistance Payments budget.

FDS/Board: ROSS grant (fds-ross)
Budget Comparison

Period = Apr 2026-Jun 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2999-99-999	Revenue & Expenses										
3000-00-000	INCOME										
3499-00-000	GRANT INCOME	9,057.02	25,044.00	-15,986.98	-63.84	74,166.02	75,132.00	-965.98	-1.29	100,176.00	(1)
3999-00-000	TOTAL INCOME	9,057.02	25,044.00	-15,986.98	-63.84	74,166.02	75,132.00	-965.98	-1.29	100,176.00	
4000-00-000	EXPENSES										
4199-00-000	ADMINISTRATIVE EXPENSES	425.22	486.00	60.78	12.51	1,907.38	1,458.00	-449.38	-30.82	1,944.00	
4299-00-000	TENANT SERVICES EXPENSES	28,095.00	24,228.00	-3,867.00	-15.96	73,429.50	72,684.00	-745.50	-1.03	96,912.00	
5999-00-000	NON-OPERATING ITEMS	19,563.81	0.00	-19,563.81	N/A	19,563.81	0.00	-19,563.81	N/A	0.00	(2)
8000-00-000	TOTAL EXPENSES	48,084.03	24,714.00	-23,370.03	-94.56	94,900.69	74,142.00	-20,758.69	-28.00	98,856.00	
9000-00-000	NET INCOME	-39,027.01	330.00	-39,357.01	-11,926.37	-20,734.67	990.00	-21,724.67	-2,194.41	1,320.00	

Notes:

1. ROSS grant covers the salaries, benefits, and training of FSS Coordinators. Net income will net to zero on a fiscal and calendar year basis.
2. Operating transfer correction to HCV and FSS forfeiture account. Non-cash transaction.

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

UNITS LEASED SUMMARY	AUG'26	JUL'26	JUN'26	MAY'26	APR'26	MAR'26	FEB'26	JAN'26	DEC'25	NOV'25	OCT'25	SEP'25
BUTTE												
ACC UNIT MONTHS	1985	1985	1985	1983	1983	1983	1983	1983	1983	1983	1983	1983
CURRENT LEASED	1920	1927	1891	1875	1879	1878	1885	1887	1867	1856	1870	1851
VOUCHER UTILIZATION %	96.73%	97.08%	95.26%	94.55%	94.76%	94.70%	95.06%	95.16%	94.15%	93.60%	94.30%	93.34%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	99	97	97	99	100	99	98	106	98	100	94	102
VOUCHER UTILIZATION %	113.79%	111.49%	111.49%	113.79%	114.94%	113.79%	112.64%	121.84%	112.64%	114.94%	108.05%	117.24%
VASH												
ACC UNIT MONTHS	229	214	214	214	214	214	214	214	214	214	214	214
CURRENT LEASED	190	189	191	190	193	195	189	189	188	188	187	189
VOUCHER UTILIZATION %	82.97%	88.32%	89.25%	88.79%	90.19%	91.12%	88.32%	88.32%	87.85%	87.85%	87.38%	88.32%
TOTAL												
ACC UNIT MONTHS	2301	2286	2286	2284	2284	2284	2284	2284	2284	2284	2284	2284
CURRENT LEASED	2209	2213	2179	2164	2172	2172	2172	2182	2153	2144	2151	2142
VOUCHER UTILIZATION %	96.00%	96.81%	95.32%	94.75%	95.10%	95.10%	95.10%	95.53%	94.26%	93.87%	94.18%	93.78%

HAP SUMMARY*	AUG'26	JUL'26	JUN'26	MAY'26	APR'26	MAR'26	FEB'26	JAN'26	DEC'25	NOV'25	OCT'25	SEP'25
ACC BUDGET	\$ 2,047,885	\$ 2,047,885	\$ 2,047,885	\$ 2,045,538	\$ 2,045,538	\$ 2,045,538	\$ 2,045,538	\$ 2,045,538	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477
ACTUAL HAP	\$ 2,052,566	\$ 2,081,378	\$ 2,047,712	\$ 2,026,549	\$ 2,020,520	\$ 2,024,224	\$ 2,025,061	\$ 2,017,071	\$ 1,974,219	\$ 1,945,813	\$ 1,939,494	\$ 1,933,205
PER UNIT COST	\$ 929	\$ 941	\$ 940	\$ 936	\$ 930	\$ 932	\$ 932	\$ 924	\$ 917	\$ 908	\$ 902	\$ 903
BUDGET UTILIZATION %	100.23%	101.64%	99.99%	99.07%	98.78%	98.96%	99.00%	98.61%	106.46%	104.93%	104.58%	104.25%

ACTIVITY SUMMARY	AUG'26	JUL'26	JUN'26	MAY'26	APR'26	MAR'26	FEB'26	JAN'26	DEC'25	NOV'25	OCT'25	SEP'25
# PORT IN BILLED	5	6	44	46	47	46	45	41	41	41	41	40
#PORT OUT UNDER CONTRACT	89	89	94	93	90	90	84	82	81	80	80	79
ZERO HAP	7	7	9	9	10	8	9	7	9	9	4	3
UTILITY ASSISTANCE PAYMENTS	126	115	122	123	124	136	129	135	136	136	130	132
NEW ADMISSIONS	**	10	9	7	1	9	12	3	12	23	6	31
INITIAL VOUCHERS SEARCHING	23	27	17	17	11	13	15	14	8	7	15	12
ACTUAL/ESTIMATED EOP	15	11	21	17	21	17	10	8	14	16	13	21
REMAIN ON WAITING LIST	468	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	%
Aug-26	11**	0	0***	0	1	0	2	0	0	0	0	3	98.4%
Jul-26	11**	0	0***	0	0	1	1	0	0	1	1	4	97.9%
Jun-26	11**	0	0***	0	0	0	1	0	1	1	0	3	98.4%
May-26	11**	0	0***	0	0	0	2	0	1	2	0	5	97.4%
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%

* 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.

*** 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	%
Aug-26	2	0	3	1	0	1	0	7	98.0%
Jul-26	1	0	3	0	0	2	0	6	98.3%
Jun-26	1	0	2	2	1	1	1	8	97.7%
May-26	2	1	3	1	1	1	1	10	97.1%
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%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Aug-26	1
Jul-26	5
Jun-26	5
May-26	6
Apr-26	6
Mar-26	7
Feb-26	7
Jan-26	7
Dec-25	9
Nov-25	7
Oct-25	6
Sep-25	6

BCAHD				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Aug-26	5	1	0	2
Jul-26	4	1	1	2
Jun-26	5	1	0	2
May-26	3	0	0	1
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

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	16 Transfer list	6+	2326	6+	1839	6+
2	3922	3+			775	2+
3	591	2+	582	2+	387	2+
4	270	5+			96	4+
5					32	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	15	3	450	3	338	2
2	554	7			59	
3	27	2	16	6	15	
4	4	4+			1	
5					1	

MEMO

Date: August 14, 2026

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

As of August 14, 2026, the status of HACB construction activity follows:

2020A Bond – Activities:

- To date, **\$9,190,745** has been obligated, representing approximately **97%** 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 (unless noted otherwise). All remaining improvements are anticipated to be completed by the end of 2026, at which point all funds are expected to be fully expended.

Mayer Commons (formerly Kathy Court Apartments), Paradise:

- Upon coordinating with Town of Paradise and HCD staff, the HACB is required to conduct a Cost Certification, which shall be prepared by a CPA (Certified Public Accountant). The Cost Certification work is expected to commence in August.
- HACB staff is currently working to revise the final CDBG-DR Draw Request upon conferring with Town of Paradise staff. The final Draw Request is expected to be received in September, which will mark the final completion of this project.

Park Place Apartments, Oroville:

Site Improvements Project: Exterior Site Rehabilitation with emphasis on an Accessible Path of Travel and replacement of the shade structure.

- The project is now fully complete.
- RSC Associates, the third-party property manager, continues to enhance the site with new outdoor furniture and minor landscape improvements.



Park Place Apartments, Oroville – Site Improvements (Project Complete)

*August 14, 2026
HACB Construction Status Memo
pg. 1*

Park Place Apartments, Oroville:

Electric Panel Replacement Project: Replacement of GTE Sylvania electric panels in each dwelling unit as well as the Community Room.

- An Invitation For Bid was issued on July 21, 2026.
- The project team along with prospective bidders met in early August to conduct a Pre-Bid Job Walk. An additional Pre-Bid Job Walk is scheduled for Friday, August 21, 2026.
- The Bid Submission Deadline is scheduled for September 1, 2026.



Park Place Apartments, Oroville – Electric Panels slated for replacement

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.*

- Construction commenced on-site in early June.
- As of this writing, all preparatory site work has been completed. This includes, installation of underground and aboveground gas piping, installation of underground electrical conduit, installation of the concrete foundation and installation of the chain link fencing.
- Work on-site will resume upon delivery of the generator, which is currently slated for January, 2027.



Farm Labor Housing, Gridley –Preparatory site work complete

*August 14, 2026
HACB Construction Status Memo
pg. 2*

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

- The project is now fully complete.
- Public Housing staff are currently coordinating with HUD to bring the unit back “online” and to prepare it for new tenants.



645 Gardella Avenue, Oroville – Fire restoration (Project Complete)

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

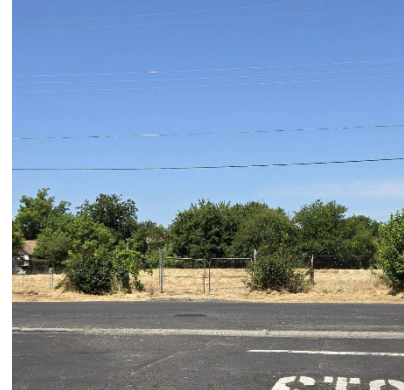
- In late May, the design team submitted 100% complete drawings to the City of Chico for plan review and permit approval.
- Plan check comments were received from the City, and the design team has revised the plans accordingly. The revised plans were resubmitted to the City in early August.
- Upon permit approval, an Invitation For Bid is expected to be issued in early September.



Lincoln Apartments, Chico (prior to planned improvements)

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

12 Month HACB Construction Project Schedule - August, 2026

	Budgeted Amount	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27
Park Place Apartments, Oroville													
Electric Panel Replacement Project	T.B.D.												
Farm Labor Housing, Gridley													
Well Backup Generator Project	\$500,000												
HACB Main Office													
Office Improvement Project (estimate)	\$59,850												
Lincoln Apartments, Chico													
Railing and Stair Replacement Project (estimate)	\$267,948												
Fogg Avenue Apartments, Oroville													
Design Development and Construction Drawings	\$450,000												
Seek Funding and Grant Application Preparation	\$50,000												
Other Projects													
2020A Bond Property Parking Lot Repair Project	T.B.D.												
2020A Bond Property Electric Panel Replacement Project	T.B.D.												
Total next 12 months:		\$1,327,798											

	Planning/Design/Bid Phase
	Construction Phase
	Completed

MEMO**Date:** August 13, 2026**To:** Board of Commissioners**From:** Sheri Bouvier, Contracts Administrator**Subject:** Capital Fund Construction Projects – Status Update

As of August 13, 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: Project Complete

Five-Year Environmental Review – All Sites

- RFP issued 8/27/24.
- Contract awarded to: E-Corp selected \$48,509.50
- Status: Certified until 2029 -Project complete

Tree Trim and Removal Project –South County Sites

- RFP issuance est. 9/15/26.
- ICE: \$85,000
- Status: RFP development

Roof Replacements – 15 Select Sites

- RFP issuance est. 9/01/26.
- ICE: \$300,000
- Status: RFP development

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

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- 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

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

This Capital Fund is 93.38% obligated and 91.32% expended.

- HVAC Replacement Project– Select units, replace HVAC units which have reached the end of their useful life, in progress as needed
- 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
- New Monument Signs – replace monuments signs at Rhodes Terrance and Shelton Oaks, project complete
- 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
- Paint/Stucco Replacement – at 43-10 in Oroville – Select units in phases, in planning

Housing Authority of the County of Butte

HUD Low Income Public Housing

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 08/13/2026

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		
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	735,730.20	711,802.83	780,914.40		-	2,598,738.40	1,720,077.27	878,661.13
			1,147,379.00	1,145,278.44	1,145,278.44	1,159,420.00	1,082,701.20	1,058,773.83	1,115,592.00	334,677.60	334,677.60	3,422,391.00	2,538,729.87	883,661.13
			99.82%			93.38%			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 08/13/2026	-	-	5,000.00	-	878,661.13	883,661.13	
	CF-23, CF-24, CF-25 Funding							
100	Reserved Budget	-					-	
1406	Operations		-				-	
1408	Management Improvements			5,000.00			5,000.00	
1410	Administration				-		-	
	General Capital Fund Activity: Site Improvement, Dwelling							
1480	Structures, Dwelling Equipment					878,661.13	878,661.13	
							883,661.13	Total

0.00 0.00 0.00 0.00 0.00 0.00

MEMO

Date: August 14, 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 August 1st, there's a total of (78) occupied units. There were no move-in's or move-out's during the month of July, 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 is one pending unlawful detainers or intent to vacate notices at this time. Unpaid rents – there are several and AWI is in the process of collecting.



AWI Staff Participating in the Dia del Niño Event in Gridley, CA

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. AWI staff have also placed banners and balloons on the grounds to increase visibility.

Monthly rental income came in at \$2,177 less than budget at \$113,014. YTD income comes to \$30,630 less than budget at \$1,121,274. YTD expenses are \$126,675 more than budget at \$904,511. Overages are reflected in admin, software and the majority for outside contracting, Our YTD NOI came to a \$216,763 or \$157,306 less than budget. After debt service, capital replacements, and asset management fees net income is \$66,371 more than budget at \$35,680.

The proposed annual FLH budget which fiscal year consists of October 1 thru September 30th was submitted to USDA on 7-1-26 and is due to HCD by August 1, 2026. We know there will be some revisions as “rent increases” need to be approved by USDA and utility allowances are being formulated by US Consultants which will revise the anticipated income for the 2026-27 fiscal year.

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 provide landscaping services for the property. Although AWI staff had originally planned to repaint the exterior of the maintenance shops and install borders around the playground areas, both projects have been deferred and incorporated into the 2027 budget. Pothole repairs will be scheduled annually.



Unrenovated 1980's era Concrete-block Unit

Mi C.A.S.A.’s monthly food distribution was held on August 11th, 2026. Mi C.A.S.A.’s summer session of classes came to an end the first week of August, 2026. All students who attended the summer classes were provided with breakfast and lunch. Mi C.A.S.A. staff is preparing for their fall session of classes which are scheduled to start in late-August.

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 are nearing completion of (2) more cinderblock units (1464/1468 Ogden Ave.) this year. Both cinderblock units are 99% completed and only have electrical repairs pending.

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 passage of Resolution 4990 and execution of the construction contract, work has officially commenced on-site. As of this writing, all preparatory site work has been completed. This includes installation of underground and aboveground gas piping, installation of underground electrical conduit, installation of the concrete foundation and installation of the chain link fencing. Work on-site will resume upon delivery of the generator, which is currently slated for January, 2027. Please also see Taylor Gonzalez's construction report on the FLH Well Generator narrative.

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



Gridley Farm Labor Housing

July 2026

11 units available • 0 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 another 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

#Ern 863-0803: Unit is ready, looking for qualifying applicants

#OG 1495-1114: Unit is ready, looking for qualifying applicants

#SU 1517-0305: 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. Still in legal.

Capital Projects

Budgeted Items planned for 2026

Rehab 2 more units: ~~Two units scheduled for completion in 2026.~~

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: Completed

Pothole repairs: This task will be done annually

Painting: This will need to be moved into 2027 budget.

Playground upgrades: This will need to be moved into 2027 budget.

Rehab units

In Progress

#OG 1464-1105: Unit is ready, looking for qualifying applicants

#OG 1468-1106: Unit is ready, looking for qualifying applicants

#MC 1464-0503: Gathering alternative bids for 2027 Rehab

#MC 1468-0504: Gathering alternative bids for 2027 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

- Staff continue to work on finding qualifying applicants. Handing out flyers at local businesses, Running move-in specials, sending flyers to employers with verifications. 2027 Budget is completed and sent in for final review.

Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000-03	INCOME									
4110-00	Market/Contract Rent	138,112	138,710	-598	0	1,371,709	1,387,100	-15,391	-1	1,664,520
4190-00	Gain/Loss to Lease	2,054	0	2,054	N/A	4,108	0	4,108	N/A	0
4999-99	GROSS POTENTIAL RENT	140,166	138,710	1,456	1	1,375,817	1,387,100	-11,283	-1	1,664,520
5000-00	INCOME ADJUSTMENTS									
5110-00	Vacancy Loss	-23,506	-20,269	-3,237	-16	-228,463	-202,689	-25,774	-13	-243,227
5120-00	Admin Unit-Non Rev	-3,214	-3,584	370	10	-27,500	-35,840	8,340	23	-43,008
5150-00	Concessions-Move In Special	-706	0	-706	N/A	-716	0	-716	N/A	0
5190-00	Bad Debt Expense	-185	0	-185	N/A	-5,009	0	-5,009	N/A	0
5199-98	TOTAL INCOME ADJUSTMENTS	-27,611	-23,853	-3,758	-16	-261,688	-238,529	-23,159	-10	-286,235
5199-99	NET RENTAL INCOME	112,555	114,857	-2,302	-2	1,114,129	1,148,571	-34,442	-3	1,378,285
5500-00	OTHER INCOME									
5510-00	Laundry Income	101	138	-37	-27	1,603	1,375	228	17	1,650
5590-00	Other Tenant Income	0	12	-12	-100	2,212	125	2,087	1,670	150
5600-00	Interest Income	252	183	69	38	2,478	1,833	645	35	2,200
5610-00	Interest Income-Restricted Reserve	105	0	105	N/A	851	0	851	N/A	0
5999-98	TOTAL OTHER INCOME	459	333	125	38	7,145	3,333	3,811	114	4,000
5999-99	TOTAL INCOME	113,014	115,190	-2,177	-2	1,121,274	1,151,904	-30,630	-3	1,382,285
6000-00	OPERATING EXPENSES									
6000-01	NON-CONTROLLABLE EXPENSES									
6000-02	TAXES AND INSURANCE									
6100-10	Real Estate Taxes-Special Assessments	2,500	2,500	0	0	25,000	25,000	0	0	30,000
6100-20	Real Estate Taxes-PILOT	1,559	1,559	0	0	15,587	15,587	0	0	18,704
6120-00	Other Taxes/Fees/Permits	0	417	417	100	4,079	4,167	88	2	5,000
6150-00	Property Insurance-GL	7,442	7,818	376	5	67,318	78,183	10,866	14	93,820
6170-00	Bond Premiums	0	106	106	100	0	1,060	1,060	100	1,272
6199-99	TOTAL TAXES AND INSURANCE	11,501	12,400	898	7	111,983	123,997	12,014	10	148,796
6200-00	UTILITIES									
6210-00	Electricity-Common Areas	5	3,157	3,152	100	24,470	31,568	7,098	22	37,882
6210-10	Electricity-Units	3,258	0	-3,258	N/A	5,022	0	-5,022	N/A	0
6220-00	Water-Domestic	99	2,917	2,818	97	18,997	29,167	10,170	35	35,000
6230-00	Sewer-Standard Billing	2,470	2,470	0	0	24,696	24,696	0	0	29,635
6240-00	Gas/Heating Fuel-Units	252	430	178	41	2,633	4,300	1,667	39	5,160
6240-10	Gas/Heating Fuel-Common Areas	34	0	-34	N/A	2,291	0	-2,291	N/A	0
6250-00	Trash-Standard Pickup	1,648	2,500	852	34	19,765	25,000	5,235	21	30,000
6250-10	Trash-Bulk Pickup	0	0	0	N/A	585	0	-585	N/A	0
6299-99	TOTAL UTILITIES	7,766	11,473	3,708	32	98,459	114,731	16,272	14	137,677
6300-00	PROPERTY MANAGEMENT FEES									

Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var		YTD Actual	YTD Budget	Variance	% Var	Annual
6320-00	Management Fees	6,500	8,500	2,000	24		78,510	85,000	6,490	8	102,000
6399-98	TOTAL PROPERTY MANAGEMENT FEES	6,500	8,500	2,000	24		78,510	85,000	6,490	8	102,000
6399-99	TOTAL NON-CONTROLLABLE EXPENSES	25,767	32,373	6,606	20		288,952	323,728	34,775	11	388,473
6400-00	CONTROLLABLE EXPENSES										
6400-01	PROFESSIONAL FEES										
6410-00	Audit Fees	708	708	0	0		7,083	7,083	0	0	8,500
6420-00	Bookkeeping Fees	350	350	0	0		3,500	3,500	0	0	4,200
6430-00	Legal-Evictions	423	208	-215	-103		4,458	2,083	-2,375	-114	2,500
6430-10	Legal-Fair Housing	3,900	0	-3,900	N/A		3,900	0	-3,900	N/A	0
6430-60	Legal-Other	0	0	0	N/A		1,470	0	-1,470	N/A	0
6440-00	Professional Fees	50	0	-50	N/A		50	0	-50	N/A	0
6499-99	TOTAL PROFESSIONAL FEES	5,431	1,267	-4,165	-329		20,461	12,667	-7,795	-62	15,200
6500-00	PERSONNEL COSTS										
6510-00	Maintenance Wages-Base	6,896	8,966	2,070	23		79,235	89,660	10,425	12	107,592
6510-10	Maintenance Wages-Overtime	1,974	0	-1,974	N/A		5,161	0	-5,161	N/A	0
6510-30	Maintenance Wages-Vacation	262	0	-262	N/A		4,331	0	-4,331	N/A	0
6510-40	Maintenance Wages-PTO	536	0	-536	N/A		4,569	0	-4,569	N/A	0
6520-00	Manager Wages-Base	6,990	9,167	2,177	24		86,517	91,668	5,151	6	110,002
6520-10	Manager Wages-Overtime	865	0	-865	N/A		2,823	0	-2,823	N/A	0
6520-30	Manager Wages-Vacation	268	0	-268	N/A		3,888	0	-3,888	N/A	0
6520-40	Manager Wages-PTO	544	0	-544	N/A		5,538	0	-5,538	N/A	0
6540-00	Employer Social Security	1,107	1,546	439	28		11,512	15,458	3,946	26	18,550
6540-10	Employer Medicare	259	0	-259	N/A		2,692	0	-2,692	N/A	0
6540-20	FUTA (Federal Unemployment)	0	0	0	N/A		166	0	-166	N/A	0
6540-30	SUTA (State Unemployment)	0	0	0	N/A		1,225	0	-1,225	N/A	0
6540-40	401(k) Match (Employer)	0	0	0	N/A		19	0	-19	N/A	0
6550-00	Workers Comp Insurance	1,013	802	-212	-26		9,137	8,015	-1,122	-14	9,618
6555-00	Personnel Medical Insurance	1,598	4,156	2,557	62		16,959	41,558	24,598	59	49,869
6560-00	Life Insurance	8	0	-8	N/A		81	0	-81	N/A	0
6599-99	TOTAL PERSONNEL COSTS	22,319	24,636	2,317	9		233,854	246,359	12,505	5	295,631
6600-00	MARKETING AND LEASING COSTS										
6610-00	Advertising	0	125	125	100		987	1,250	263	21	1,500
6620-00	Credit Checking	114	0	-114	N/A		114	0	-114	N/A	0
6699-99	TOTAL MARKETING AND LEASING COSTS	114	125	11	9		1,101	1,250	149	12	1,500
6700-00	GENERAL AND ADMINISTRATIVE										
6700-01	CONTRACT/RECURRING G/A										
6700-10	P/M IT	574	0	-574	N/A		1,392	0	-1,392	N/A	0
6700-20	P/M Software	0	0	0	N/A		2,241	0	-2,241	N/A	0
6700-30	P/M Software-Yardi	1,440	0	-1,440	N/A		12,836	0	-12,836	N/A	0
6710-00	Telephone	99	386	287	74		2,492	3,860	1,368	35	4,632
6710-10	Internet	456	140	-316	-226		2,435	1,400	-1,035	-74	1,680

Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6710-20	Cell Phone Reimbursement	240	0	-240	N/A	1,871	0	-1,871	N/A	0
6715-30	Toner/Copier Expense	231	26	-205	-778	550	263	-286	-109	316
6720-00	Postage/Freight	0	34	34	100	330	343	13	4	412
6730-00	Office Supplies/Expense	174	393	219	56	4,054	3,930	-124	-3	4,716
6740-00	Water/Coffee Service	22	5	-17	-380	27	46	19	41	55
6820-00	Tenant Services-General	0	42	42	100	0	417	417	100	500
6830-00	Resident Services-Supplies	0	0	0	N/A	299	0	-299	N/A	0
6860-00	Security-Svc Contract	1,900	2,000	100	5	23,716	20,000	-3,716	-19	24,000
6880-00	Pest Control-Svc Contract	245	250	5	2	2,695	2,500	-195	-8	3,000
6890-00	Fire/Alarm-Svc Contract	0	170	170	100	0	1,700	1,700	100	2,040
6895-00	Cable-Internet/TV Service	0	0	0	N/A	449	0	-449	N/A	0
6899-99	TOTAL CONTRACT/RECURRING G/A	5,382	3,446	-1,936	-56	55,389	34,459	-20,930	-61	41,351
6900-00	OTHER G/A									
6910-00	Other Admin-General	0	1,533	1,533	100	853	15,329	14,476	94	18,395
6910-10	Other Admin-UA Calc	0	0	0	N/A	1,308	0	-1,308	N/A	0
6910-20	Other Admin-Bank Fee	40	0	-40	N/A	280	0	-280	N/A	0
6930-00	Mileage	562	0	-562	N/A	1,653	0	-1,653	N/A	0
6940-00	Travel and Promotion	0	67	67	100	0	667	667	100	800
6950-00	Training Expense	0	105	105	100	827	1,050	223	21	1,260
6955-00	Employee Meals	0	10	10	100	35	103	68	66	124
6999-98	TOTAL OTHER G/A	602	1,715	1,113	65	4,956	17,149	12,193	71	20,579
6999-99	TOTAL GENERAL AND ADMINISTRATIVE	5,984	5,161	-823	-16	60,346	51,608	-8,737	-17	61,930
7000-00	REPAIRS AND MAINTENANCE									
7000-01	CONTRACT/RECURRING R/M									
7010-00	R/M Contract-General	0	831	831	100	160,776	8,306	-152,470	-1,836	9,967
7015-00	R/M Contract-Plumbing	0	620	620	100	3,583	6,198	2,615	42	7,438
7020-00	R/M Contract-Electrical	0	0	0	N/A	3,424	0	-3,424	N/A	0
7025-00	R/M Contract-HVAC	2,340	460	-1,880	-409	2,340	4,596	2,256	49	5,515
7065-00	Grounds-Svc Contract	9,298	10,230	932	9	102,607	102,300	-307	0	122,760
7065-10	Grounds-Trees	0	0	0	N/A	6,190	0	-6,190	N/A	0
7065-20	Grounds-Repairs	0	0	0	N/A	120	0	-120	N/A	0
7065-90	Grounds-Other	2,104	0	-2,104	N/A	2,104	0	-2,104	N/A	0
7099-99	TOTAL CONTRACT/RECURRING R/M	13,742	12,140	-1,602	-13	281,144	121,400	-159,745	-132	145,680
7100-00	OTHER R/M									
7110-00	Janitorial Supplies	0	101	101	100	1,215	1,009	-206	-20	1,211
7115-00	Painting and Decorating	331	208	-123	-59	3,359	2,083	-1,276	-61	2,500
7120-00	R/M Supplies-General	495	1,773	1,278	72	9,971	17,732	7,761	44	21,278
7125-00	R/M Supplies-Plumbing	0	0	0	N/A	31	0	-31	N/A	0
7130-00	R/M Supplies-Electrical	110	0	-110	N/A	110	0	-110	N/A	0
7135-00	R/M Supplies-HVAC	677	0	-677	N/A	677	0	-677	N/A	0
7199-99	TOTAL OTHER R/M	1,614	2,082	469	23	15,364	20,824	5,460	26	24,989
7200-00	TURNOVER R/M									

Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7220-00	Unit Turn-Unit Cleaning-Vendor	0	0	0	N/A	3,288	0	-3,288	N/A	0
7299-98	TOTAL TURNOVER R/M	0	0	0	N/A	3,288	0	-3,288	N/A	0
7299-99	TOTAL REPAIRS AND MAINTENANCE	15,355	14,222	-1,133	-8	299,796	142,224	-157,572	-111	170,669
7399-97	TOTAL CONTROLLABLE EXPENSES	49,204	45,411	-3,793	-8	615,559	454,108	-161,450	-36	544,930
7399-98	TOTAL OPERATING EXPENSES	74,971	77,784	2,813	4	904,511	777,836	-126,675	-16	933,403
7399-99	NET OPERATING INCOME	38,043	37,407	636	2	216,763	374,068	-157,306	-42	448,882
7400-00	DEBT SERVICE									
7410-00	Interest-Mortgage USDA-RD	12,559	12,559	0	0	125,590	125,586	-4	0	150,703
7499-99	TOTAL DEBT SERVICE	12,559	12,559	0	0	125,590	125,586	-4	0	150,703
7500-00	REPLACEMENT COSTS/OTHER									
7500-01	REPLACEMENT COSTS - OPERATING									
7500-02	TURNOVER REPLACEMENT COSTS									
7510-00	R/M Replacement-General	0	17,225	17,225	100	1,939	172,250	170,311	99	206,700
7530-00	R/M Replacement-Window	0	0	0	N/A	16,073	0	-16,073	N/A	0
7545-10	R/M Flooring Replacement-1Bed	0	2,217	2,217	100	0	22,167	22,167	100	26,600
7550-00	R/M Replacement-Refrigerator	0	975	975	100	540	9,750	9,210	94	11,700
7570-00	R/M Replacement-HVAC Unit	0	438	438	100	0	4,375	4,375	100	5,250
7580-00	R/M Replacement-Water Heater	0	300	300	100	0	3,000	3,000	100	3,600
7599-97	TOTAL TURNOVER REPLACEMENT COSTS	0	21,154	21,154	100	18,553	211,542	192,989	91	253,850
7799-99	TOTAL REPLACEMENT COSTS - OPERATING	0	21,154	21,154	100	18,553	211,542	192,989	91	253,850
7800-00	OTHER NON-OPERATING COSTS									
7860-00	Asset Management Fees	625	625	0	0	6,250	6,250	0	0	7,500
7872-00	Legal-Property Counsel	-3,900	0	3,900	N/A	0	0	0	N/A	0
7899-98	TOTAL OTHER NON-OPERATING COSTS	-3,275	625	3,900	624	6,250	6,250	0	0	7,500
7899-99	TOTAL REPLACEMENT COSTS/OTHER	-3,275	21,779	25,054	115	24,803	217,792	192,989	89	261,350
7999-99	NET INCOME (LOSS) BEFORE CAPEX	28,759	3,069	25,690	837	66,371	30,691	35,680	116	36,829
9999-98	NET INCOME (LOSS)	28,759	3,069	25,690	837	66,371	30,691	35,680	116	36,829

Date: August 14, 2026

MEMO

To: HACB Board of Commissioners

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

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, Lincoln, Locust, Mayer Commons 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 narrative and financials for Gridley Springs II.

Alamont Apartments, Chico (30 units, family, RSC) – There was two (2) vacancies as of the first of the month. There is (2) two additional 30-day notices to vacate. There were no unpaid rents for the month of July. Total YTD Income came in \$10,757 more than budget at \$333,737 due to rents collected being higher than budget and YTD vacancy loss being lower than anticipated. Total YTD expenses are \$4,765 less than anticipated at \$128,344 bringing the YTD NOI to \$18,464 more than budget, at \$216,095. YTD Maintenance Expenses are higher due to Repairs-Labor, Pool Maintenance, & Service to HVAC units. Capital Improvements consisted of equipment replacement and flooring slurry seal of parking lot; plus, interior painting. YTD Capital Improvements come in under budget by \$16,837 at \$31,303.



Alamont Apartments, 811 West East Avenue, Chico

Cameo Apartments, Chico (20 units, family, RSC) - The property has one (1) vacancy as of August 1st. There was no 30-day notice to vacate and the unlawful detainer in the process was removed due to the resident complying. There is no unpaid rent for the month but a balance for legal fees owed which RSC is in the process of collecting. Total YTD income is slightly higher than budget by \$4,555 at \$197,787. YTD vacancy loss is higher than budget at \$8,959 or \$909 more than anticipated. Total YTD Operating Expenses are higher by \$3,718 at \$104,408. Operating Expense Overages are in Administrative, & Maintenance Expenses. The YTD NOI was higher the budget at \$93,379 or \$837 more than budget, as overall income came in higher and overall expenses came in higher YTD as mentioned previously. There were no capital improvements for July. YTD Capital Improvements are lower than budget due to less turnover; thus, not having to replace items like cabinets and flooring as unit's turnover for anticipated budget upgrades.



Cordillera Apartments, Cameo Way, Chico

Evanswood Estates Apartments, Oroville (31 units, family, RSC) – There was zero (0) vacancies as of the date of this memo. There are no pending additional 30-day notices to vacate. There were small amounts of unpaid rents for the month which RSC is in the process of collecting. Total YTD Income is \$12,061 more than anticipated, at \$436,450. The increased income compared to budget is due to vacancy loss being better than what was budgeted. Total YTD Operating Expenses is \$35,571 less than budget, at \$195,563. YTD NOI totals \$240,877 or \$47,631 more than budget. Capital improvements for the month was \$3,281 and consisted of carpet, a dishwasher and waterline repair. YTD Capital Improvements comes in \$13,679 less than budget at \$18,321.

Evanswood Estates Apartments, Oroville Units #21, 25, and 33, tracked separately, all three units are occupied as of the date of this memo. There were no additional 30-day notices to vacate or unpaid rents. YTD Income is slightly above budget by \$2,722 at \$39,197. With YTD expenses being higher than budget at \$30,433 or \$12,667 more than anticipated, YTD NOI is \$9,945 less than budget, at \$8,764. The decrease in NOI can be attributed by the Turnover Repairs & Replacements to #25 previously mentioned as when this unit was purchased by the HACB it had a tenant who had lived in this unit for many years and upon move out the unit needed upgrading. The unit was re-rented at a higher rental amount for \$1,845 per month, as mentioned in last month narrative.



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



Lincoln Apartments, 474 East 12th Street, Chico

Lincoln Apartments, Chico (18 units, family, RSC) – Lincoln Apartments is 100% occupied as of August 1st. There were no additional thirty (30) day notice to vacate. All rents were collected for the month with the exception of two units and RSC is in the process of collecting. Total YTD income is above budget by \$7,984 at \$173,149, as vacancy loss was lower than budget, as well as service income and rents collected YTD came in higher than anticipated. YTD Expenses are under budget by \$12,184 at \$65,572 bringing NOI to \$20,168 more than budget at \$103,577. YTD Capital Improvements came in over budget by \$6,525 at \$17,925.

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 later part of 2026.

Locust Apartments, Chico (10 units, family, RSC) – The property has zero (0) vacancy as of August 1st. All rent was collected for the month. Total YTD Income came to \$82,798 or \$6,897 less than budget. The decrease in income compared to budget is due to two units being set-aside and leased at 30% of AMI pursuant to the agreement in place by the board. Total YTD Expenses are \$47,023 or \$1,627 more than budget. NOI YTD comes to \$41,654 or \$4,855 less than budget. The majority of bond-funded capital improvements are complete, with replacement of water heaters, range hoods, and GFCI outlets installed. Capital Improvements YTD are \$7,807 less than budget at \$6,893.



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. There were no additional 30-day notices to vacate. Unpaid Rents for the month was (0) zero. YTD Income is \$11,342 more than budget at \$320,835. YTD Expenses comes to \$30,890 less than budget at \$124,233. YTD NOI is \$42,233 more than budget at \$196,602. YTD Capital Improvements total \$28,345. 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 3rd & 4th 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 been completed. 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 \$199,385 or \$2,827 more than budget. YTD Expenses is \$47,692 less than budget at \$136,355. This brought NOI to \$63,030 which is \$50,519 more than budget. Smoke & Carbon Monoxide Detectors are being replaced. Gutter cleaning, and tree trimming has been completed. Secondly, a slab leak has been repaired which will be reflected once work is completed. 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 twelve (12) units are **occupied** as of July 1st. YTD income collected was \$61,442 or \$13,530 less than budget due to YTD vacancy loss being more than budget. YTD Expenses totaled \$37,853 which brought the YTD NOI to \$23,588 or \$20,009 more than budget. The NOI will decrease as the property receives the annual insurance premium. ***The approval of the Town of Paradise & HCD to increase the 60% of AMI to 80% of AMI enabled 3rd party property management (RSC) to re-rent the last 2-bedroom unit.*** 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 report on construction.



August 12, 2026

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

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

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 July 2026



Monthly Highlights:

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

- ✓ Total Rental Income for July was \$7,615.74, under budget by -18.14%.

Occupancy -

- ✓ Occupancy improved to 100%. No notices currently.

Rent Collection -

- ✓ There were no delinquent rents for July.

Expense Variances -

- ✓ Total Operating Expenses are unfavorable to budget by -115.22%. We had charges for stucco repair at the electrical panel from vandalism and turnover charges for unit #3.
- ✓ NOI totaled \$5,059.91, slightly under budget by -4.45%.

Capital Expenses –

- ✓ No capital improvements for July.

Owner Distributions -

- ✓ No owner's distribution for the month. The distribution year-to-date is \$30,824.98.

1519 LOCUST STREET APARTMENTS

2025/2026 PERFORMANCE REVIEW

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 TOTAL INCOME	6,485	7,563	7,108	6,888	7,116	6,988	7,073	7,138	7,231	7,331	7,381	8,032	86,334
2022/23 TOTAL INCOME	7,324	6,486	6,415	6,725	7,420	7,363	7,445	7,480	8,048	7,500	7,576	7,500	87,285
2023/24 TOTAL INCOME	7,684	7,928	7,845	7,647	7,435	7,865	8,335	8,480	8,505	8,535	8,616	8,651	97,528
2024/25 TOTAL INCOME	8,565	8,748	9,218	9,041	8,958	8,958	9,071	8,730	7,721	9,403	9,372	8,768	106,554
2025/26 TOTAL INCOME	9,290	8,838	7,623	8,030	8,462	8,514	8,514	8,514	7,910	7,616			83,311
VARIANCE	725	90	-1,595	-1,011	-496	-444	-557	-216	189	-1,788			-5,103

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 VACANCY LOSS	-564	0	0	0	0	0	0	0	0	0	0	0	-564
2022/23 VACANCY LOSS	0	-815	-815	-642	0	0	0	0	0	0	0	0	-2,272
2023/24 VACANCY LOSS	0	0	0	-267	-360	-552	0	0	0	0	0	0	-1,179
2024/25 VACANCY LOSS	0	0	0	0	0	0	0	-1,865	-1,723	-73	0	-495	-4,155
2025/26 VACANCY LOSS	0	-560	-1,177	-910	-52	0	0	0	-668	-982			-4,349
VARIANCE	0	-560	-1,177	-910	-52	0	0	1,865	1,055	-910			-688

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 UNPAID RENTS	566	169	-227	-129	0	-199	-149	-99	1,239	-117	2	-815	241
2022/23 UNPAID RENTS	-1,111	1,623	645	-473	0	0	181	50	-6	-10	-70	86	915
2023/24 UNPAID RENTS	-822	-1,385	526	1,279	424	-424	36	0	-768	768	768	0	402
2024/25 UNPAID RENTS	-24	74	0	0	0	0	-9	9	0	-1,052	-289	559	-732
2025/26 UNPAID RENTS	0	0	0	0	0	0	0	0	0	0			0
VARIANCE	24	-74	0	0	0	0	0	9	-9	0			-50

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 TOTAL OPER EXP	3,129	3,039	1,806	2,125	2,421	2,293	2,601	2,225	3,093	1,797	2,991	3,503	31,024
2022/23 TOTAL OPER EXP	2,160	5,847	8,767	8,528	2,562	2,347	3,122	4,422	3,218	2,600	1,981	2,994	48,549
2023/24 TOTAL OPER EXP	2,409	2,303	2,219	3,256	3,279	5,046	2,760	2,927	2,652	2,962	2,392	2,986	35,191
2024/25 TOTAL OPER EXP	3,188	2,511	2,917	2,658	2,764	2,631	4,015	7,060	4,969	3,249	4,669	2,479	43,113
2025/26 TOTAL OPER EXP	3,220	3,221	8,212	4,786	4,377	6,226	2,684	2,862	2,850	8,519			46,958
VARIANCE	32	709	5,295	2,128	1,613	3,595	-1,331	-4,198	-2,119	5,270			10,993

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 TOTAL NOI	3,356	4,525	5,303	4,763	4,695	4,695	4,472	4,913	4,137	5,534	4,390	4,528	55,309
2022/23 TOTAL NOI	5,164	639	-2,352	-1,802	4,858	5,016	4,323	3,059	4,830	4,900	5,595	4,506	38,735
2023/24 TOTAL NOI	5,276	5,625	5,626	4,392	4,156	2,819	5,575	5,553	5,853	5,573	6,224	5,665	62,337
2024/25 TOTAL NOI	5,377	6237	6,301	6,382	6,194	6,327	5,056	1,670	2,752	6154	4,702	6289	63,441
2025/26 TOTAL NOI	6,131	5717.97	(494)	3,244	9,465	2,399	5,830	5,693	5,060	-814.37			42,232
VARIANCE	754	-519	-6,795	-3,138	3,271	-3,928	775	4,023	2,308	-6,968			-10,218

Alamont Apartments
July 2026
July

Monthly Highlights:

Updates – Total Rental Income for July was \$32,117.58. Income under budget by -4.57%.

Occupancy -

- ✓ Occupancy totaled 93.37%.
- ✓ Unit #4 is vacant and in the process of being turned.
- ✓ Unit #26 is vacant and in the process of being turned.
- ✓ Units #6 & #22 have given notice to move out.

Rent Collection -

- ✓ There were no delinquent rents for July.

Expense Variances -

- ✓ Total Operating Expenses were below budget for the period by -26.54 %. Effected by Bad Debt for unit #6 and turnover expenses.
- ✓ Net Operating Income for July was unfavorable to the budget by -11.88%,

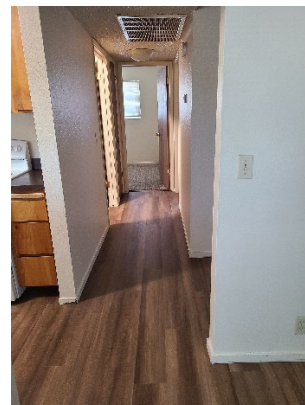
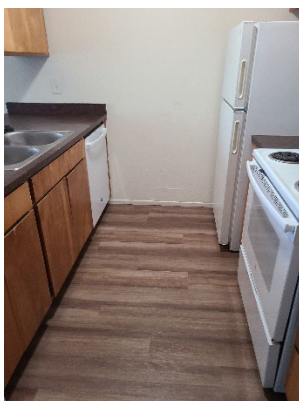
Capital Expenses -

- ✓ Equipment totaling \$351.75.
- ✓ Blinds replacement for #9.\$213.73.
- ✓ Dishwasher replacement #25 \$679.00.
- ✓ Slurry seal parking lot \$9,671.00.
- ✓ Interior paint \$1,022.45.

Owner Distributions -

- ✓ The owner's distribution for the month was \$8,000.00. The distribution year-to-date is \$161,708.40.

NEW MOVE IN



ALAMONT APARTMENTS

2025/2026 PERFORMANCE REVIEW

Performance Review 2025-26

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 TOTAL INCOME	26,058	25,567	25,380	26,065	26,969	26,503	26,573	27,591	27,780	27,756	28,012	27,086	321,339
2022/23 TOTAL INCOME	25,127	27,253	33,104	27,553	27,052	27,164	29,847	28,142	30,996	29,792	29,237	29,695	344,961
2023/24 TOTAL INCOME	30,657	30,607	30,913	31,008	30,111	31,074	31,143	30,422	29,907	30,138	30,994	31,014	367,990
2024/25 TOTAL INCOME	32,256	32,874	33,370	33,338	33,332	33,248	32,851	33,819	33,232	33,043	31,432	31,261	394,055
2025/26 TOTAL INCOME	31,475	33,653	34,390	33,618	34,514	34,625	33,938	31,692	33,715	32,118			
VARIANCE	818	3,045	3,477	2,610	4,403	3,551	2,795	1,269	3,808	1,979			27,754

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 VACANCY LOSS	-1,218	-925	-1,275	-279	0	0	0	0	0	0	0	-675	-4,372
2022/23 VACANCY LOSS	-2,863	-1,076	0	0	-882	-882	-985	-1,064	-680	-980	-519	0	-9,930
2023/24 VACANCY LOSS	0	-604	0	-77	-980	-95	0	-755	-2,050	-1,373	-1,025	-1,218	-8,177
2024/25 VACANCY LOSS	-171	0	0	0	0	0	0	-32	-804	-1,733	-2,894	-2,726	-8,360
2025/26 VACANCY LOSS	-2,465	-298	0	-817	-111	0	-377	-2,568	-595	-2,227			
VARIANCE	-2,465	307	0	-740	869	95	-377	-1,814	1,455	-855			-3,525

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 UNPAID RENTS	-2,394	211	-4,521	-3,092	3,672	-2,027	-1,625	-2,915	52	3,823	0	-2,333	-11,149
2022/23 UNPAID RENTS	438	1,795	3,593	-932	0	0	4,041	0	-307	633	9	-50	9,219
2023/24 UNPAID RENTS	-305	-534	760	129	0	-50	0	0	50	0	0	0	50
2024/25 UNPAID RENTS	50	0	0	87	0	0	128	-128	0	-1,200	-1,181	-1,452	-3,696
2025/26 UNPAID RENTS	0	0	0	0	0	0	0	0	0	0			
VARIANCE	305	534	-760	-129	0	50	0	0	-50	0			-50

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 TOTAL OPER EXP	10,342	7,871	9,076	8,975	7,544	8,446	9,502	8,436	9,124	9,045	11,910	11,748	112,017
2022/23 TOTAL OPER EXP	9,874	9,363	20,418	9,489	7,158	8,850	24,351	9,160	15,181	18,461	7,831	9,256	149,391
2023/24 TOTAL OPER EXP	8,928	8,753	10,730	8,845	9,047	8,252	9,258	11,857	11,375	12,853	23,491	11,064	134,453
2024/25 TOTAL OPER EXP	17,723	10,781	10,747	10,703	9,103	8,916	9,898	8,836	11,585	11,960	25,892	10,974	147,117
2025/26 TOTAL OPER EXP	14,166	13,587	12,087	9,530	12,327	9,240	12,892	9,579	21,373	13,563			
VARIANCE	5,238	4,834	1,357	685	3,281	988	3,634	-2,278	9,997	710			28,446

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 TOTAL NOI	15,716	17,697	16,304	17,090	19,425	18,058	17,071	19,155	18,657	18,710	16,102	15,338	209,322
2022/23 TOTAL NOI	15,253	17,890	12,686	18,064	19,894	18,315	5,496	18,982	15,815	11,331	21,406	20,439	195,570
2023/24 TOTAL NOI	21,729	21,854	20,183	22,164	21,064	22,822	21,885	18,566	18,531	17,286	7,502	19,950	233,537
2024/25 TOTAL NOI	14,533	22,093	22,623	22,635	24,230	24,331	22,953	24,983	21,647	21,083	5,539	20,287	246,938
2025/26 TOTAL NOI	17,771	20,694	22,303	24,088	23,091	25,386	22,275	24,780	15,092	20,648			
VARIANCE	-3,958	-1,160	2,120	1,925	2,027	2,564	390	6,214	-3,439	3,362			10,045

Cameo Apartments July 2026



Monthly Highlights:

Updates – July Total Rental Income is \$19,310.03 or 1.44%, exceeding budget.

Occupancy –

- ✓ Occupancy totaled 96%.
- ✓ Unit #37-2 was removed from eviction.
- ✓ Unit #49-4 is vacant and is being prepped for turnover.
- ✓ No new notices to move out.

Rent Collection -

- ✓ Unit #37-2 owes a balance of \$808.24 for legal fees.

Expense Variances -

- ✓ Total Operating Expenses had a favorable variance due to lower expenses by 24.41%, totaling \$7,492.91.
- ✓ Net Operating Income – the property operated cost-effectively during the month, totaling \$12,437.47.

Capital Expenses -

- ✓ No capital improvements for July.

Owner Distributions -

- ✓ The owner's distribution for the month was \$4,004.23. The distribution year-to-date is \$56,183.00.

UNIT #49-4



CORDILLERA APARTMENTS

2025-2026 PERFORMANCE REVIEW

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 TOTAL INCOME	16,016	15,732	15,940	15,831	16,781	15,690	16,286	16,380	16,635	16,710	16,758	16,680	195,440
2022/23 TOTAL INCOME	16,682	15,656	16,643	16,631	16,630	17,648	17,489	17,397	17,451	17,679	17,371	17,073	204,350
2023/24 TOTAL INCOME	17,073	17,907	17,051	16,455	16,288	16,991	18,108	17,922	18,022	18,746	18,822	17,372	210,757
2024/25 TOTAL INCOME	18,044	18,646	19,939	18,140	19,624	18,491	19,520	19,989	19,280	19,230	24,086	18,225	233,213
2025/26 TOTAL INCOME	18,044	17,575	18,690	18,198	18,792	20,145	20,145	20,145	20,145	19,310			191,189
VARIANCE	0	-1,071	-1,250	58	-832	1,654	625	156	865	80			286

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 VACANCY LOSS	-300	-300	-590	-300	-150	-770	0	0	0	-299	0	0	-2,709
2022/23 VACANCY LOSS	0	-1,140	-37	0	0	0	0	0	-82	-303	-136	-325	-2,023
2023/24 VACANCY LOSS	-325	-325	-577	-2,402	-2,895	-1,514	-808	0	0	-84	-350	-1,300	-10,581
2024/25 VACANCY LOSS	-1,490	-975	-121	-907	-1,175	-758	0	0	-35	-350	-700	-1,591	-8,102
2025/26 VACANCY LOSS	-1,620	-2,089	-1,258	-1,895	-1,301	0	0	0	0	-796			-8,959
VARIANCE	-130	-1,114	-1,137	-988	-126	758	0	0	35	-446			-3,148

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 UNPAID RENTS	20	356	512	0	28	0	25	48	3	3	-452	103	645
2022/23 UNPAID RENTS	-512	243	628	-1,137	343	1,208	0	-581	-636	-1,559	1,447	-113	-669
2023/24 UNPAID RENTS	-429	-1,713	-763	1,195	2,544	183	-1,742	1,494	0	-489	-489	-1,002	-1,212
2024/25 UNPAID RENTS	710	451	-1,311	-1,025	1,341	-58	-455	413	-100	-1,463	0	-2,208	-3,706
2025/26 UNPAID RENTS	0	0	0	0	0	0	0	0	0	0			0
VARIANCE	-710	-451	1,311	1,025	-1,341	58	455	-413	100	1,463			1,498

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 TOTAL OPER EXP	6,291	7,694	5,872	6,807	6,532	6,166	7,664	6,471	9,952	7,267	8,448	7,709	86,871
2022/23 TOTAL OPER EXP	6,098	6,870	8,543	7,605	7,131	8,173	10,607	6,494	7,244	7,064	5,330	6,459	87,619
2023/24 TOTAL OPER EXP	6,520	6,810	6,403	12,986	12,473	8,985	20,644	7,050	7,025	7,440	8,304	5,375	110,013
2024/2025 TOTAL OPER EXP	9,162	8,653	8,128	7,502	9,098	7,334	7,545	8,836	7,628	9,691	11,898	8,259	103,734
2025/26 TOTAL OPER EXP	14,858	7,649	10,173	21,218	8,285	7,686	8,723	10,394	8,240	7,493			104,718
VARIANCE	5,696	-1,004	2,045	13,717	-813	351	1,178	1,558	612	-2,198			21,141

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 TOTAL NOI	9,724	8,039	10,069	9,024	10,249	9,524	8,623	9,910	6,684	9,442	8,310	8,972	108,569
2022/23 TOTAL NOI	10,583	8,786	8,100	9,026	9,499	9,475	6,881	10,903	10,207	10,615	12,041	10,614	116,732
2023/24 TOTAL NOI	10,554	11096.82	10,648	3,470	3,815	8,006	-2,536	10,872	10,997	11306.53	10,519	11997	100,745
2024/25 TOTAL NOI	8,882	9992.84	11,811	10,639	10,526	11,157	11,975	11,153	11,652	9538.43	12,187	9966.4	129,479
2025/26 TOTAL NOI	3,756	10363.38	8,537	502	11,137	12,963	11,423	9,994	11,956	12437.47			93,068
VARIANCE	-5,126	371	-3,274	-10,136	611	1,807	-552	-1,159	304	2,899			-14,257

Evanswood Estates Apartments July 2026



Monthly Highlights:

Updates – Total Rental Income exceeded budget projections by 4.76%, totaling \$43,773.00.

Occupancy –

- ✓ Occupancy remained at 100%.
- ✓ No new notices to move out.

Rent Collection -

- ✓ There were 2 small delinquent rents:
- ✓ Unit #5 has a balance of \$790.00.
- ✓ Unit #24 has a balance of \$195.00.

Expense Variances -

- ✓ Total Operating Expenses remained within and below budget expectations, totaling \$20,017.05.
- ✓ Net Operating Income surpassed budget expectations by 23.56%, totaling \$23,927.04.

Capital Expenses -

- ✓ Carpet replacement unit #17 \$2,091.48.
- ✓ Dishwasher replacement unit #41 \$679.60.
- ✓ Waterlines repaired \$510.10.

Owner Distributions –

- ✓ The owner's distribution for the month was \$19,663.73. The distribution year-to-date is \$190,205.91.

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



Monthly Highlights:

Updates –

- ✓ Total Rental Income for July was \$4,422.00, exceeding budget by 19.71%.

Occupancy –

- ✓ The property is 100% occupied
- ✓ No new notices to vacate or move out have been received this month.

Rent Collection –

- ✓ There are no delinquent rents for July.

Expense Variances-

- ✓ Total Operating Expenses exceeded budget by 19.24%, totaling \$1,431.55.
- ✓ NOI totaled \$2,990.45, positive to budget by 55.65%.

Capital Expenses -

- ✓ No capital improvements for July.

Distributions –

- ✓ The owner's distribution for the month was \$2,823.93. The distribution year-to-date is \$3,933.45.

EVANSWOOD ESTATES

2025 - 2026 PERFORMANCE REVIEW

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 TOTAL INCOME	29,305	31,808	32,552	32,191	32,280	32,404	32,525	35,170	35,020	35,521	35,446	34,722	398,945
2022/23 TOTAL INCOME	34,018	32,986	33,827	34,816	38,781	37,201	37,345	37,181	36,806	36,071	37,346	37,327	433,707
2023/24 TOTAL INCOME	37,857	41,110	38,840	36,402	40,873	39,401	39,501	39,226	40,121	40,040	38,149	38,435	469,954
2024/25 TOTAL INCOME	37,808	40,227	39,071	52,901	42,385	41,575	42,010	42,679	42,665	44,886	42,711	42,476	511,394
2025/26 TOTAL INCOME	42,564	42,564	43,384	43,469	43,469	42,536	43,526	43,728	43,728	43,773			432,741
VARIANCE	4,756	2,337	4,313	-9,432	1,084	961	1,515	1,049	1,063	-1,113			6,534

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 VACANCY LOSS	-5,881	-449	0	0	0	90	-950	0	-510	0	0	-900	-8,599
2022/23 VACANCY LOSS	-1,768	-2,755	-2,583	-1,800	-2,706	-674	119	-410	-1,500	120	0	0	-13,957
2023/24 VACANCY LOSS	-1,219	-180	-818	-3,154	-1,186	0	0	0	0	0	-2,442	-1,811	-10,810
2024/25 VACANCY LOSS	-5,397	-3,467	-2,949	0	0	-714	-1,354	0	0	2,111	0	-1,288	-13,058
2025/26 VACANCY LOSS	0	0	0	0	0	-1,497	-163	0	0	0			-1,659
VARIANCE	5,397	3,467	2,949	0	0	-783	1,192	0	0	-2,111			10,111

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 UNPAID RENTS	2,388	-1,150	2,190	0	-2,505	2,059	945	-810	-2,383	-242	-1,284	-3,735	-4,527
2022/23 UNPAID RENTS	0	-1,182	7,824	-1,843	2,160	957	-50	-1,305	570	-2,061	2,011	-1,870	5,210
2023/24 UNPAID RENTS	-1,840	4,541	-871	-289	-907	1,191	850	-45	-50	-1,735	-1,735	-1,885	-2,775
2024/25 UNPAID RENTS	-2,472	2,114	310	1,230	-1,669	-1,620	-81	-755	-656	0	-305	278	-3,627
2025/26 UNPAID RENTS	0	0	0	0	0	564	0	0	0	0			564
VARIANCE	2,472	-2,114	-310	-1,230	1,669	2,184	81	755	656	0			4,164

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 TOTAL OPER EXP	25,027	40,675	31,327	15,331	13,381	13,623	18,110	18,175	15,165	13,576	14,127	14,044	232,562
2022/23 TOTAL OPER EXP	14,525	15,863	23,927	29,424	29,225	17,944	16,201	15,771	18,492	18,486	14,154	15,780	229,792
2023/24 TOTAL OPER EXP	17,516	19,641	18,116	23,553	19,991	33,281	20,408	16,197	16,097	16,918	19,548	17,658	238,925
2024/25 TOTAL OPER EXP	30,423	24,606	19,085	49,292	22,063	17,745	20,785	18,554	17,482	15,950	16,417	17,652	270,055
2025/26 TOTAL OPER EXP	17,876	21,461	17,063	18,985	17,181	20,086	26,597	16,911	19,211	20,017			195,388
VARIANCE	-12,547	-3,145	-2,022	-30,307	-4,882	2,340	5,812	-1,643	1,729	4,067			-40,598

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2021/22 TOTAL NOI	4,279	-8,867	1,224	16,859	18,899	18,781	14,415	16,996	19,855	21,945	21,320	20,677	166,383
2022/23 TOTAL NOI	19,493	17,123	9,900	5,392	9,556	19,257	21,144	21,411	18,413	17,586	23,193	21,547	204,015
2023/24 TOTAL NOI	20,341	21,470	20,724	12,849	20,881	6,120	19,093	23,028	24,023	23,122	18,601	20,777	231,029
2024/25 TOTAL NOI	7,385	15621	19,986	3,609	20,322	23,830	21,225	24,125	25,183	28935	26,294	24825	241,339
2025/26 TOTAL NOI	24,689	2133.81	26,421	24,484	26,238	22,591	19,568	27,168	24,618	23927			221,838
VARIANCE	17,304	-13,487	6,435	20,875	5,917	-1,239	-1,657	3,043	-565	-5,008			31,618

Lincoln Apartments July 2026



Monthly Highlights:

Updates - Total Rental Income for July is \$17,762.23. Favorable by 12.45%.

Occupancy -

- ✓ Occupancy improved to 100%.
- ✓ Unit #6 moved in.
- ✓ No new notices to vacate or move out have been received this month.

Rent Collection -

- ✓ Unit #2 has a balance owed of \$437.50.
- ✓ Unit #6 has a balance of \$1,283.23 (Section 8).

Expense Variances -

- ✓ Total Operating Expenses of \$5,853.25 are favorable to budget by 3.56%.
- ✓ NOI totaled \$12,956.59, positive to budget by 25.24%.

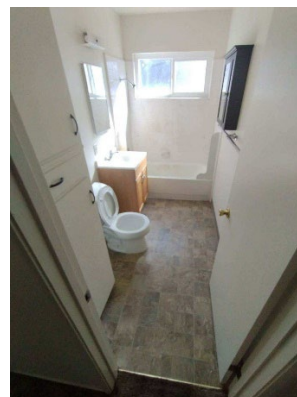
Capital Improvements -

- ✓ This month, unit #6 had capital improvements for HVAC \$872.91, range \$794.45, Refrigerator \$889.15, and interior paint \$1,926.00.

Owner Distributions -

- ✓ The owner's distribution for the month was \$2,750.47. The distribution year-to-date is \$68,650.01.

UNIT #6



LINCOLN APARTMENTS
2025 / 2026 PERFORMANCE REVIEW

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 TOTAL INCOME	13,656	12,790	12,338	11,729	12,779	12,730	12,724	12,771	13,183	12,278	13,929	12,111	153,018
2021/22 TOTAL INCOME	12,920	14,529	11,291	11,888	12,538	12,714	12,573	13,846	13,432	13,742	13,790	13,682	156,945
2022/23 TOTAL INCOME	13,698	14,115	13,610	14,110	13,713	14,194	13,951	13,625	14,588	14,727	14,040	14,438	168,810
2023/24 TOTAL INCOME	14,889	14,486	15,883	15,429	14,275	14,754	14,295	14,394	14,613	15,227	14,271	16,918	179,433
2024/25 TOTAL INCOME	15,726	15,845	16,859	16,279	15,231	21,020	16,232	16,551	16,486	17,972	17,214	15,962	201,377
2025/26 TOTAL INCOME	16,382	16,382	16,277	16,794	16,829	16,909	15,588	16,039	16,561	17,762			
VARIANCE	656	1,359	976	850	956	6,266	1,937	2,157	1,873	2,745	2,944	-955	21,763

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 VACANCY LOSS	0	0	0	0	0	0	0	0	0	(625)	1,127	(1,430)	(928)
2021/22 VACANCY LOSS	0	(691)	(1,603)	(845)	(457)	0	0	(653)	(169)	0	0	0	(4,418)
2022/23 VACANCY LOSS	0	(550)	0	0	0	0	0	(1,059)	149	0	0	0	(1,460)
2023/24 VACANCY LOSS	(188)	(970)	0	0	(731)	(785)	(785)	(1,200)	(177)	(895)	(895)	(178)	(6,804)
2024/25 VACANCY LOSS	0	0	0	(552)	(879)	(996)	(384)	(123)	0	1,081	0	(420)	(2,272)
2025/26 VACANCY LOSS	0	0	(427)	(35)	0	0	(1,341)	(1,075)	(803)	(1,057)			
VARIANCE	0	970	0	-552	-148	-211	402	1,078	177	1,976	895	-241	4,345

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 UNPAID RENTS	1,633	53	(750)	(797)	0	0	78	(25)	25	240	(1,670)	930	(284)
2021/22 UNPAID RENTS	(43)	216	76	725	(482)	477	(31)	(226)	7	(22)	(6)	(6)	684
2022/23 UNPAID RENTS	(6)	17	(569)	0	18	(47)	94	0	(26)	0	26	0	(493)
2023/24 UNPAID RENTS	(960)	(930)	0	(517)	(723)	666	(176)	(443)	958	0	(850)	800	(2,175)
2024/25 UNPAID RENTS	(1,040)	0	786	303	(563)	463	64	(13)	0	49	0	0	50
2025/26 UNPAID RENTS	0	0	0	0	0	0	0	0	0	0			
VARIANCE	1,040	930	786	821	160	-203	239	430	-958	49	850	-800	3,345

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 TOTAL OPER EXP	4,449	4,682	7,215	5,573	5,439	4,671	4,750	5,599	4,429	5,103	8,087	6,334	66,330
2021/22 TOTAL OPER EXP	4,741	5,505	7,678	10,341	7,310	8,900	4,505	5,386	5,893	5,317	5,502	4,801	75,880
2022/23 TOTAL OPER EXP	5,086	5,673	6,874	6,839	4,629	4,847	6,710	5,634	7,297	5,761	4,475	5,541	69,367
2023/24 TOTAL OPER EXP	5,396	6,536	9,406	5,349	9,152	7,753	5,610	12,159	5,847	7,252	5,769	11,790	92,020
2024/25 TOTAL OPER EXP	4,985	6,131	5,748	6,748	5,489	13,732	7,752	4,877	5,334	5,725	5,240	3,873	75,633
2025/26 TOTAL OPER EXP	6,864	4,568	7,070	7,191	5,281	6,979	6,573	11,792	7,236	5,853			
VARIANCE	1,880	-405	-3,658	1,399	-3,664	5,979	2,142	-7,282	-513	-1,527	-529	-7,917	(14,096)

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 TOTAL NOI	9,208	8,109	5,124	6,156	7,340	8,059	7,974	7,172	8,753	7,175	5,842	5,777	86,688
2021/22 TOTAL NOI	8,179	9,024	3,613	1,547	5,228	3,814	8,068	8,460	7,539	8,425	8,288	8,881	81,065
2022/23 TOTAL NOI	8,612	8,442	6,736	7,271	9,084	9,346	7,240	7,991	7,291	8,966	9,565	8,897	99,443
2023/24 TOTAL NOI	9,492	7,950	6,476	10,080	5,123	7,001	8,685	2,235	8,766	7,976	8,501	5,128	87,412
2024/25 TOTAL NOI	10,742	9,714	11,111	9,531	9,743	7,288	8,480	11,674	11,152	12,248	11,974	12,090	125,746
2025/26 TOTAL NOI	10,098	12,311	10,136	9,603	13,258	10,753	9,343	5,381	9,771	12,957			
VARIANCE	-644	1,764	4,634	-549	4,620	287	-205	9,439	2,386	4,272	3,473	6,962	36,440

Mayer Commons July 2026



Monthly Highlights:

Updates - Total Rental Income for July was \$8,632.40, exceeding budget by 15.25%.

- ✓ We are researching the \$21.00 Liability to Landlord Insurance.

Occupancy -

- ✓ I am pleased to report we are 100% occupied!

Rent Collection –

- ✓ Unit H owes \$25.00 for the NSF fee.

Expense Variances -

- ✓ Total Operating Expenses totaled \$3,068.21. Expenses under budget.
- ✓ NOI positive to budget.
- ✓ Replacement Reserves are accruing, totaling \$34,500.00.

Capital Expenses -

- ✓ No capital improvements for July.

Distributions -

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

MAYER COMMONS

2025/2026 PERFORMANCE REVIEW

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2025/26 TOTAL INCOME	3,916	4,729	5,141	5,285	5,285	5,551	7,351	7,462	7,384	8,632			60,736
VARIANCE	0	0											0

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2025/26 VACANCY LOSS	-3,713	-2,900	-2,543	-3,592	-3,592	-3,041	-1,009	-898	-987	0			-22,276
VARIANCE	0	0											0

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2025/26 UNPAID RENTS	0	0	0	0	0	0	0	0	0	0			0
VARIANCE	0	0											0

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2025/26 TOTAL OPER EXP	4,494	2,187	5,290	2,619	6,770	2,976	3,884	2,510	4,176	3,068			37,976
VARIANCE	0	0											0

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2025/26 TOTAL NOI	-549	2541.43	(69)	2,716	-1,410	2,684	3,523	5,113	3,398	5518.19			23,466
VARIANCE	0	0											0

Park Place Apartments

July 2026



Monthly Highlights:

Updates - Total Rental Income for July was \$32,356.65, exceeding budget by \$2,602.65 or 8.75%.

Occupancy -

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

Rent Collection -

- ✓ There are no delinquent rents for July 2026.

Expense Variances -

- ✓ Total budgeted monthly operating expenses are favorable to the budget, 16.60% at \$13,307.95.
- ✓ Net Operating Income for July exceeded budget by 33.27%, totaling \$19,415.55.

Capital Improvements -

- ✓ Building #33 had a dual pane window replaced for \$545.36.
- ✓ Flooring was replaced with LVP in #27 for \$434.16.

Owner Distributions -

- ✓ The owner's distribution for the month was \$12,336.56. The distribution year-to-date is \$99,983.58.

EXTERIOR PHOTOS



PARK PLACE APARTMENTS

2025/2026 PERFORMANCE REVIEW

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 TOTAL INCOME	23,364	26,994	26,050	23,591	24,587	24,798	24,718	24,674	24,883	24,136	25,133	24,768	297,696
2021/22 TOTAL INCOME	24,337	23,908	24,872	24,782	23,296	26,066	25,168	26,338	25,296	26,668	26,893	27,660	305,285
2022/23 TOTAL INCOME	26,657	26,554	26,249	26,958	27,287	26,824	26,530	27,184	27,403	27,234	27,340	27,091	323,311
2023/24 TOTAL INCOME	27,547	28,403	29,040	27,251	29,332	28,870	28,910	28,954	29,533	29,585	29,571	29,580	346,577
2024/25 TOTAL INCOME	29,313	28,811	29,726	29,348	29,993	31,155	30,467	30,441	32,474	30,993	30,669	35,418	368,809
2025/26 TOTAL INCOME	31,207	30,231	30,926	31,171	31,301	32,315	32,416	32,416	32,416	32,357			
VARIANCE	1,894	1,419	1,200	1,823	1,308	2,285	1,557	1,488	2,941	1,408	1,098	5,838	24,258

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 VACANCY LOSS	43	-	(161)	-	(102)	(635)	-	-	(40)	(650)	(360)	-	(1,904)
2021/22 VACANCY LOSS	(575)	(1,612)	(282)	-	(1,740)	(68)	-	-	(738)	-	-	-	(5,014)
2022/23 VACANCY LOSS	-	-	(452)	-	513	-	(588)	(288)	-	-	(503)	(543)	(1,862)
2023/24 VACANCY LOSS	(1,762)	(632)	(750)	(2,390)	-	-	(554)	(352)	-	-	-	-	(6,439)
2024/25 VACANCY LOSS	(385)	(735)	(960)	(1,535)	(1,211)	(80)	(727)	(779)	(798)	(998)	(866)	579	(8,494)
2025/26 VACANCY LOSS	(376)	(1,015)	(827)	(948)	(841)	-	-	-	-	(219)			
VARIANCE	9	(281)	133	587	370	(80)	(173)	(427)	(798)	(998)	(866)	579	(1,945)

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 UNPAID RENTS	(1,876)	1,505	1,290	359	-	239	(182)	(1,216)	613	106	662	(718)	783
2021/22 UNPAID RENTS	1,697	1,176	60	(190)	(426)	-	-	(1,608)	1,725	-	-	-	2,434
2022/23 UNPAID RENTS	15	332	(414)	(1,626)	309	574	(748)	(969)	(364)	(695)	2,686	1,752	852
2023/24 UNPAID RENTS	(120)	177	(1,569)	1,071	185	(103)	104	14	(115)	(186)	(186)	243	(484)
2024/25 UNPAID RENTS	263	(670)	669	141	(204)	25	25	25	34	25	(147)	(27)	159
2025/26 UNPAID RENTS	-	-	-	-	-	-	-	-	-	-			
VARIANCE	(263)	670	(669)	(141)	204	128	(79)	11	149	211	39	(270)	(11)

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 TOTAL OPER EXP	30,368	7,722	8,178	12,825	14,037	9,150	15	8,283	9,807	7,376	19,987	12,054	139,803
2021/22 TOTAL OPER EXP	9,275	13,239	10,511	9,762	9,086	11,293	9,156	9,455	14,212	9,838	10,518	10,363	126,708
2022/23 TOTAL OPER EXP	7,602	10,116	11,649	14,738	9,315	8,953	10,076	15,388	9,997	10,693	12,681	16,360	137,568
2023/24 TOTAL OPER EXP	23,713	10,840	14,521	20,024	12,887	10,689	11,691	12,856	10,740	10,371	11,508	12,570	162,410
2024/25 TOTAL OPER EXP	11,715	13,676	13,294	12,020	10,758	9,788	9,962	13,381	13,137	11,519	10,713	14,424	144,387
2025/26 TOTAL OPER EXP	15,420	20,821	13,261	11,686	10,955	12,723	8,824	11,121	11,263	13,308			
VARIANCE	3,705	7,145	(32)	(334)	197	(901)	(1,729)	525	2,397	1,148	(795)	1,854	13,180

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 TOTAL NOI	7,003	19,272	17,872	10,766	10,550	15,647	24,703	16,391	15,076	16,760	5,146	12,714	171,900
2021/22 TOTAL NOI	15,062	10,669	14,362	15,020	14,210	14,773	16,012	16,883	11,083	16,830	16,375	17,297	178,577
2022/23 TOTAL NOI	19,055	16,438	14,600	12,221	17,972	17,871	16,454	11,796	17,405	16,540	14,659	10,731	185,743
2023/24 TOTAL NOI	3,834	17,563	14,519	7,228	16,445	18,181	17,219	16,098	18,794	19,214	18,064	17,009	184,168
2024/25 TOTAL NOI	17,597	15,136	16,433	17,328	19,235	21,367	20,505	17,060	19,338	19,475	19,956	20,994	224,423
2025/26 TOTAL NOI	16,461	9,768	18,265	19,484	20,713	20,078	23,923	21,711	21,636	19,419			
VARIANCE	(1,137)	(5,368)	1,833	2,157	1,478	3,186	3,286	962	544	261	1,892	3,985	13,079

Property Update – August 1, 2026

Gridley Springs 1 (GS1)

Occupancy 96.88%

Move-Ins

Maintenance

- Preventative maintenance painting handrails.
- Pending bids for trash enclosure repairs

Gridley Springs 2 (GS2)

Occupancy 100%

Move-Ins

Maintenance

- Preventative maintenance painting handrails
 - Wash Laundry contract review – updated washer/dryers needed

Regional Manager

Lisa Macdonald in Place

Community Manager

Michelle Vargas in Place

Maintenance Tech

Taylor Mader in Place

Gridley Springs 2 Budget Comparison July 31, 2026

	Month Ending 07/31/2026				Year to Date 07/31/2026			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Rental Income								
5120 - Rent Revenue -- Gross Potential	19,651.50	19,651.50	0.00	0.00	206,651.00	196,515.00	10,136.00	5.15
5180 - Local Section 8 Subsidy Revenue	500.00	500.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00
5195 - Leases Less than Market	182.50	0.00	182.50	100.00	(8,909.00)	0.00	(8,909.00)	(100.00)
5196 - Leases in Excess of Market	0.00	0.00	0.00	0.00	619.00	0.00	619.00	100.00
Total Rental Income	20,334.00	20,151.50	182.50	0.90	203,361.00	201,515.00	1,846.00	0.91
Vacancy, Losses & Concessions								
5220 - Vacancy Loss - Apartments	0.00	(589.89)	589.89	100.00	(7,005.00)	(5,898.90)	(1,106.10)	(18.75)
Total Vacancy, Losses & Concessions	0.00	(589.89)	589.89	100.00	(7,005.00)	(5,898.90)	(1,106.10)	(18.75)
Net Rental Income	20,334.00	19,561.61	772.39	3.94	196,356.00	195,616.10	739.90	0.37
Financial Income								
5440 - Interest Revenue -- Replacement Reserve	2.43	0.00	2.43	100.00	23.32	0.00	23.32	100.00
Total Financial Income	2.43	0.00	2.43	100.00	23.32	0.00	23.32	100.00
Other Income								
5910 - Laundry Revenue	27.10	10.83	16.27	150.23	135.27	108.30	26.97	24.90
5920 - Tenant Charges (Late Fees, Damages)	0.00	83.33	(83.33)	(100.00)	0.00	833.30	(833.30)	(100.00)
5950 - Utility Bill Back Revenue	0.00	0.00	0.00	0.00	2,870.44	0.00	2,870.44	100.00
Total Other Income	27.10	94.16	(67.06)	(71.21)	3,005.71	941.60	2,064.11	219.21
Total Income	20,363.53	19,655.77	707.76	3.60	199,385.03	196,557.70	2,827.33	1.43
Expenses								
Administrative Expenses								
6203 - Conventions and Meeting	23.28	29.17	5.89	20.19	322.76	291.70	(31.06)	(10.64)
6311 - Office Supplies	1,511.54	791.67	(719.87)	(90.93)	8,077.60	7,916.70	(160.90)	(2.03)
6320 - Management Fee Expense	1,485.00	1,080.00	(405.00)	(37.50)	10,575.00	10,800.00	225.00	2.08
6340 - Legal Expense - Project	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00
6350 - Audit Expense	0.00	1,083.33	1,083.33	100.00	0.00	10,833.30	10,833.30	100.00
6351 - Bookkeeping Fees/Accounting Services	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	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	2,530.00	1,675.51	66.22
Total Administrative Expenses	3,019.82	3,537.17	517.35	14.62	19,831.35	35,371.70	15,540.35	43.93
Marketing Expenses								
6210 - Advertising and Marketing	0.00	54.17	54.17	100.00	495.00	541.70	46.70	8.62
Total Marketing Expenses	0.00	54.17	54.17	100.00	495.00	541.70	46.70	8.62
Payroll Expenses								
6330 - Manager Salaries	1,890.41	1,961.25	70.84	3.61	21,302.14	19,612.50	(1,689.64)	(8.61)
6512 - Maintenance Salaries	1,845.96	1,968.67	122.71	6.23	20,065.46	19,686.70	(378.76)	(1.92)
6711 - Payroll Taxes	283.53	418.75	135.22	32.29	3,726.72	4,187.50	460.78	11.00
6722 - Workers Compensation Ins	356.23	339.58	(16.65)	(4.90)	3,773.41	3,395.80	(377.61)	(11.11)
6723 - Health Insurance and Other Employee Benefits	170.52	838.25	667.73	79.65	1,903.53	8,382.50	6,478.97	77.29
Total Payroll Expenses	4,546.65	5,526.50	979.85	17.73	50,771.26	55,265.00	4,493.74	8.13
Utilities								
6449 - Utilities - Vacant	0.00	0.00	0.00	0.00	2,009.03	0.00	(2,009.03)	(100.00)
6450 - Electricity	389.85	254.17	(135.68)	(53.38)	6,630.50	2,541.70	(4,088.80)	(160.86)

Gridley Springs 2 Budget Comparison July 31, 2026

	Month Ending 07/31/2026				Year to Date 07/31/2026			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6451 - Water	83.00	574.17	491.17	85.54	2,900.84	5,741.70	2,840.86	49.47
6452 - Gas	30.58	102.08	71.50	70.04	1,361.69	1,020.80	(340.89)	(33.39)
6453 - Sewer	888.71	1,033.33	144.62	13.99	7,949.25	10,333.30	2,384.05	23.07
6525 - Garbage & Trash Removal	489.26	533.33	44.07	8.26	4,939.18	5,333.30	394.12	7.38
Total Utilities	1,881.40	2,497.08	615.68	24.65	25,790.49	24,970.80	(819.69)	(3.28)
Operating & Maintenance Expenses								
6515 - Supplies - Maint. & Repairs	90.49	1,000.00	909.51	90.95	3,390.61	10,000.00	6,609.39	66.09
6520 - Contracts - Maint. & Repairs	5,577.94	3,658.33	(1,919.61)	(52.47)	25,231.26	36,583.30	11,352.04	31.03
6546 - Repairs - HVAC Repairs & Maintenance	0.00	141.67	141.67	100.00	1,871.19	1,416.70	(454.49)	(32.08)
6590 - Misc. Operating & Maint Expenses	0.00	958.33	958.33	100.00	2,548.56	9,583.30	7,034.74	73.40
Total Operating & Maintenance Expenses	5,668.43	5,758.33	89.90	1.56	33,041.62	57,583.30	24,541.68	42.61
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	0.00	0.00	0.00	195.12	165.00	(30.12)	(18.25)
Total Taxes & Insurance	0.00	0.00	0.00	0.00	6,425.66	10,314.96	3,889.30	37.70
Total Expenses	15,116.30	17,373.25	2,256.95	12.99	136,355.38	184,047.46	47,692.08	25.91
Net Operating Income (Loss)	5,247.23	2,282.52	2,964.71	129.88	63,029.65	12,510.24	50,519.41	403.82
Net Income (Loss)	5,247.23	2,282.52	2,964.71	129.88	63,029.65	12,510.24	50,519.41	403.82

MEMO

Date: August 14, 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 is (1) vacancy as of this memo’s date. Several of the past vacancies were 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 but as of August 1, 2026 the property’s vacancy was zero (0). AWI had 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 for non-payment of rent. Exterior Painting has been completed. New building signage has also been installed. Parking lot bids to repair/replace sections of asphalt are being updated and work will be completed in the next quarter. Total YTD income is below budget by \$39,534 at \$463,265. Budgeted rental income is less and bad debt expense attributed to the decrease in income previously mentioned. YTD Total expenses are under budget by \$15,837 at \$397,300. This brought Net Operating Income YTD to 65,965 or \$23,696 less than budget. Maintenance & Administrative Expenses both come in over budget YTD. The property is again searching for a new on-site manager. 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 two (2) vacancy as of this memo. This unit has since been re-rented with the 2nd unit being turned over. There is two (2) 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 less than budget by approximately \$785 at \$334,083 with overall YTD expenses lower than anticipated by \$22,125 at \$233,593. This brought the property's Net Operating Income to \$21,341 more than budget, at \$100,490. With Capital Replacements Reserves and Administrative GP Fees the NOI came to a positive \$64,265. Tree Trimming & Path-Lighting underground wiring is also being planned. Exterior fascia repairs, gutter replacement and exterior painting of wood areas, as well as window replacement are being performed, as needed. The property is subject to repositioning, involving refinance, capital improvements and replacements. Rebecca Meyer is the new on-site manager and continues to excel where the former on-site left off. 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 five (5) vacancies as of this memo. AWI reviews the turnover and market ready status of these 5 units in their report, following. There is (1) additional 30-day notices as reiterated in AWI’s narrative, as this is a transfer to another unit within the complex. 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-Painting & 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 \$39,562, at \$679,028. Gross rents being more than budgeted. Total YTD expenses come in at \$471,489 or \$9,400 less than budget. This brought the YTD NOI to \$207,539 or \$30,162 less than budget. The property is subject to repositioning, involving refinancing and capital improvements. Please find AWI's monthly financials following.

AWI, 3rd party property management is re-organizing the office to accommodate more space for ADA accessible wheelchairs, looking at removing a desk located in front of main office for clearance, these changes will streamline entry for potential residents and current residents. The computer room will remain the same to accommodate use of the computer room and not lose this complex amenity. Lastly, the office staff has numerous meeting spaces for privacy to accommodate any resident meetings. 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

July 2026

5 units available • 0 Move-in • 0 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

Maintenance: Carl Perry

Assistant Maintenance: David Moreland

Vacancy Overview

CURRENT

100% Occupied

UPCOMING

#66 - (Non-Payment) Notice expires on 7/14/26, sent to Legal

#12 - (Non-Payment) Notice expires on 7/17/26, sent to Legal

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: New Manager is working on gathering more bids.

Painting: Completed

HVAC Cleaning: Scheduling before summer

Additional Notes

This report is for July; however I wanted to provide an update. As of 08/10/2026 the Property Manager has left the complex. We are actively looking for a replacement.

Chico Commons (p0549)

Budget Comparison

Period = Jul 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	74,974	79,759	-4,785	-6	529,131	558,313	-29,182	-5	957,108
4190-00	Gain/Loss to Lease	-1,518	0	-1,518	N/A	8,642	0	8,642	N/A	0
4999-99	GROSS POTENTIAL RENT	73,456	79,759	-6,303	-8	537,773	558,313	-20,540	-4	957,108
5000-00	INCOME ADJUSTMENTS									
5110-00	Vacancy Loss	3,420	-7,976	11,396	143	-39,398	-55,831	16,433	29	-95,711
5120-00	Admin Unit-Non Rev	-1,101	-1,101	0	0	-7,707	-7,710	3	0	-13,217
5130-00	Rent Adjustments	0	-135	135	100	0	-944	944	100	-1,618
5150-00	Concessions-Move In Special	-1,084	0	-1,084	N/A	-1,084	0	-1,084	N/A	0
5190-00	Bad Debt Expense	-7,262	0	-7,262	N/A	-36,553	0	-36,553	N/A	0
5199-98	TOTAL INCOME ADJUSTMENTS	-6,027	-9,212	3,185	35	-84,742	-64,485	-20,257	-31	-110,546
5199-99	NET RENTAL INCOME	67,429	70,547	-3,118	-4	453,031	493,828	-40,797	-8	846,562
5500-00	OTHER INCOME									
5510-00	Laundry Income	478	477	1	0	4,665	3,341	1,324	40	5,727
5520-00	Late Charges	0	271	-271	-100	25	1,898	-1,873	-99	3,253
5590-00	Other Tenant Income	2,830	495	2,335	472	1,660	3,466	-1,806	-52	5,942
5600-00	Interest Income	146	38	108	284	1,109	267	843	316	457
5610-00	Interest Income-Restricted Reserve	268	0	268	N/A	2,365	0	2,365	N/A	0
5690-00	Miscellaneous Income	2	0	2	N/A	410	0	410	N/A	0
5999-98	TOTAL OTHER INCOME	3,724	1,282	2,442	191	10,235	8,971	1,264	14	15,379
5999-99	TOTAL INCOME	71,153	71,828	-676	-1	463,265	502,799	-39,534	-8	861,941
6000-00	OPERATING EXPENSES									
6000-01	NON-CONTROLLABLE EXPENSES									
6000-02	TAXES AND INSURANCE									
6100-10	Real Estate Taxes-Special Assessments	0	118	118	100	695	827	132	16	1,417
6120-00	Other Taxes/Fees/Permits	0	175	175	100	58	1,223	1,165	95	2,097
6120-10	Other Taxes/Fees/Permits-FTB Fee	0	67	67	100	800	467	-333	-71	800
6150-00	Property Insurance-GL	4,111	4,171	60	1	28,775	29,194	419	1	50,047
6170-00	Bond Premiums	0	32	32	100	0	226	226	100	388
6199-99	TOTAL TAXES AND INSURANCE	4,111	4,562	452	10	30,327	31,937	1,609	5	54,749
6200-00	UTILITIES									
6210-00	Electricity-Common Areas	92	1,033	941	91	758	7,232	6,473	90	12,397
6210-10	Electricity-Units	1,121	0	-1,121	N/A	6,040	0	-6,040	N/A	0
6220-00	Water-Domestic	3,673	2,755	-919	-33	17,220	19,284	2,064	11	33,058
6230-00	Sewer-Standard Billing	1,564	1,749	185	11	10,945	12,243	1,298	11	20,988
6240-00	Gas/Heating Fuel-Units	1,046	1,934	888	46	8,851	13,537	4,687	35	23,207
6240-10	Gas/Heating Fuel-Common Areas	173	0	-173	N/A	1,457	0	-1,457	N/A	0
6250-00	Trash-Standard Pickup	1,095	2,515	1,420	56	4,805	17,605	12,800	73	30,180
6250-10	Trash-Bulk Pickup	325	0	-325	N/A	3,540	0	-3,540	N/A	0

Chico Commons (p0549)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6299-99	TOTAL UTILITIES	9,090	9,986	896	9	53,615	69,901	16,286	23	119,830
6300-00	PROPERTY MANAGEMENT FEES									
6320-00	Management Fees	4,173	4,173	0	0	29,212	29,212	0	0	50,077
6399-98	TOTAL PROPERTY MANAGEMENT FEES	4,173	4,173	0	0	29,212	29,212	0	0	50,077
6399-99	TOTAL NON-CONTROLLABLE EXPENSES	17,373	18,721	1,348	7	113,154	131,049	17,895	14	224,656
6400-00	CONTROLLABLE EXPENSES									
6400-01	PROFESSIONAL FEES									
6410-00	Audit Fees	1,042	1,042	0	0	7,292	7,292	0	0	12,500
6430-00	Legal-Evictions	0	833	833	100	9,910	5,833	-4,077	-70	10,000
6440-00	Professional Fees	33	0	-33	N/A	33	0	-33	N/A	0
6499-99	TOTAL PROFESSIONAL FEES	1,074	1,875	801	43	17,234	13,125	-4,109	-31	22,500
6500-00	PERSONNEL COSTS									
6510-00	Maintenance Wages-Base	5,579	7,994	2,414	30	47,612	55,956	8,345	15	95,925
6510-10	Maintenance Wages-Overtime	21	0	-21	N/A	494	0	-494	N/A	0
6510-30	Maintenance Wages-Vacation	141	0	-141	N/A	2,919	0	-2,919	N/A	0
6510-40	Maintenance Wages-PTO	289	0	-289	N/A	3,064	0	-3,064	N/A	0
6520-00	Manager Wages-Base	771	9,789	9,018	92	26,792	68,525	41,733	61	117,471
6520-10	Manager Wages-Overtime	40	0	-40	N/A	716	0	-716	N/A	0
6520-30	Manager Wages-Vacation	144	0	-144	N/A	2,719	0	-2,719	N/A	0
6520-40	Manager Wages-PTO	293	0	-293	N/A	3,149	0	-3,149	N/A	0
6540-00	Employer Social Security	435	1,771	1,335	75	5,196	12,394	7,199	58	21,247
6540-10	Employer Medicare	102	0	-102	N/A	1,215	0	-1,215	N/A	0
6540-20	FUTA (Federal Unemployment)	0	0	0	N/A	162	0	-162	N/A	0
6540-30	SUTA (State Unemployment)	0	0	0	N/A	1,183	0	-1,183	N/A	0
6540-40	401(k) Match (Employer)	2	0	-2	N/A	45	0	-45	N/A	0
6550-00	Workers Comp Insurance	302	760	459	60	2,818	5,322	2,504	47	9,124
6555-00	Personnel Medical Insurance	0	1,776	1,776	100	882	12,431	11,549	93	21,310
6560-00	Life Insurance	2	0	-2	N/A	29	0	-29	N/A	0
6599-99	TOTAL PERSONNEL COSTS	8,121	22,090	13,969	63	98,993	154,628	55,635	36	265,077
6600-00	MARKETING AND LEASING COSTS									
6610-00	Advertising	0	54	54	100	189	379	191	50	650
6620-00	Credit Checking	152	100	-52	-52	152	700	548	78	1,200
6699-99	TOTAL MARKETING AND LEASING COSTS	152	154	2	1	341	1,079	739	68	1,850
6700-00	GENERAL AND ADMINISTRATIVE									
6700-01	CONTRACT/RECURRING G/A									
6700-10	P/M IT	379	187	-192	-103	729	1,308	579	44	2,243
6700-20	P/M Software	0	168	168	100	1,520	1,177	-344	-29	2,017
6700-30	P/M Software-Yardi	1,031	1,116	85	8	6,830	7,812	982	13	13,392
6710-00	Telephone	375	258	-117	-45	2,211	1,806	-405	-22	3,096
6710-10	Internet	178	272	94	35	1,131	1,900	769	40	3,258

Chico Commons (p0549)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6710-20	Cell Phone Reimbursement	120	176	56	32	1,079	1,234	155	13	2,116
6715-10	Copier Expenses	220	0	-220	N/A	220	0	-220	N/A	0
6715-30	Toner/Copier Expense	91	188	97	52	823	1,317	493	37	2,257
6720-00	Postage/Freight	7	89	82	92	427	621	194	31	1,065
6730-00	Office Supplies/Expense	89	341	251	74	2,572	2,385	-186	-8	4,089
6735-00	Office Furniture and Equipment	1,317	208	-1,108	-532	2,115	1,458	-656	-45	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	292	292	100	500
6860-00	Security-Svc Contract	242	0	-242	N/A	242	0	-242	N/A	0
6880-00	Pest Control-Svc Contract	-310	996	1,306	131	3,040	6,970	3,930	56	11,948
6880-10	Pest Control-One-Time	800	0	-800	N/A	800	0	-800	N/A	0
6890-00	Fire/Alarm-Svc Contract	125	740	615	83	1,722	5,180	3,458	67	8,880
6895-00	Cable-Internet/TV Service	0	119	119	100	0	832	832	100	1,426
6899-99	TOTAL CONTRACT/RECURRING G/A	4,663	4,899	236	5	25,800	34,292	8,492	25	58,787
6900-00	OTHER G/A									
6910-00	Other Admin-General	0	86	86	100	209	601	391	65	1,030
6910-20	Other Admin-Bank Fee	40	0	-40	N/A	280	0	-280	N/A	0
6930-00	Mileage	95	0	-95	N/A	480	0	-480	N/A	0
6940-00	Travel and Promotion	0	71	71	100	0	496	496	100	851
6950-00	Training Expense	0	65	65	100	481	453	-29	-6	776
6955-00	Employee Meals	0	55	55	100	0	385	385	100	660
6999-98	TOTAL OTHER G/A	135	276	141	51	1,451	1,935	484	25	3,317
6999-99	TOTAL GENERAL AND ADMINISTRATIVE	4,798	5,175	377	7	27,251	36,227	8,976	25	62,104
7000-00	REPAIRS AND MAINTENANCE									
7000-01	CONTRACT/RECURRING R/M									
7010-00	R/M Contract-General	-1,769	3,000	4,770	159	62,744	21,002	-41,742	-199	36,004
7015-00	R/M Contract-Plumbing	0	468	468	100	1,178	3,277	2,100	64	5,618
7020-00	R/M Contract-Electrical	338	0	-338	N/A	1,669	0	-1,669	N/A	0
7025-00	R/M Contract-HVAC	852	833	-19	-2	9,058	5,833	-3,225	-55	10,000
7030-00	R/M Contract-Carpet Cleaning-Non Unit Turn	0	92	92	100	0	643	643	100	1,103
7065-00	Grounds-Svc Contract	3,995	2,219	-1,776	-80	14,535	15,534	999	6	26,630
7065-20	Grounds-Repairs	0	0	0	N/A	340	0	-340	N/A	0
7099-99	TOTAL CONTRACT/RECURRING R/M	3,416	6,613	3,197	48	89,524	46,290	-43,234	-93	79,355
7100-00	OTHER R/M									
7110-00	Janitorial Supplies	0	137	137	100	352	961	609	63	1,648
7115-00	Painting and Decorating	0	481	481	100	4,294	3,365	-928	-28	5,769
7120-00	R/M Supplies-General	186	3,773	3,587	95	40,302	26,412	-13,891	-53	45,277
7125-00	R/M Supplies-Plumbing	0	0	0	N/A	288	0	-288	N/A	0
7130-00	R/M Supplies-Electrical	0	0	0	N/A	456	0	-456	N/A	0
7135-00	R/M Supplies-HVAC	25	0	-25	N/A	263	0	-263	N/A	0
7160-00	R/M Supplies-Other	-45	0	45	N/A	-45	0	45	N/A	0
7199-99	TOTAL OTHER R/M	167	4,391	4,224	96	45,911	30,738	-15,172	-49	52,694

Chico Commons (p0549)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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	829	0	-829	N/A	0
7220-00	Unit Turn-Unit Cleaning-Vendor	0	0	0	N/A	3,655	0	-3,655	N/A	0
7299-98	TOTAL TURNOVER R/M	0	0	0	N/A	4,892	0	-4,892	N/A	0
7299-99	TOTAL REPAIRS AND MAINTENANCE	3,583	11,004	7,422	67	140,327	77,029	-63,298	-82	132,049
7399-97	TOTAL CONTROLLABLE EXPENSES	17,728	40,298	22,570	56	284,146	282,088	-2,058	-1	483,580
7399-98	TOTAL OPERATING EXPENSES	35,101	59,020	23,918	41	397,300	413,138	15,837	4	708,236
7399-99	NET OPERATING INCOME	36,051	12,809	23,243	181	65,965	89,661	-23,696	-26	153,705
7400-00	DEBT SERVICE									
7430-00	Interest-Local Agency	2,604	2,604	0	0	18,229	18,229	0	0	31,250
7499-99	TOTAL DEBT SERVICE	2,604	2,604	0	0	18,229	18,229	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	0	3,129	3,129	100	1,708	21,904	20,196	92	37,550
7515-00	R/M Replacement-Plumbing	310	0	-310	N/A	310	0	-310	N/A	0
7520-00	R/M Replacement-Electrical	0	483	483	100	0	3,383	3,383	100	5,800
7525-00	R/M Replacement-Door	250	583	334	57	6,868	4,083	-2,784	-68	7,000
7530-00	R/M Replacement-Window	365	0	-365	N/A	1,203	0	-1,203	N/A	0
7535-00	R/M Replacement-Cabinet	0	250	250	100	0	1,750	1,750	100	3,000
7545-10	R/M Flooring Replacement-1Bed	0	0	0	N/A	977	0	-977	N/A	0
7545-20	R/M Flooring Replacement-2Bed	0	0	0	N/A	6,619	0	-6,619	N/A	0
7545-30	R/M Flooring Replacement-3Bed	0	0	0	N/A	17,261	0	-17,261	N/A	0
7550-00	R/M Replacement-Refrigerator	0	396	396	100	5,845	2,771	-3,074	-111	4,750
7555-00	R/M Replacement-Dishwasher	0	0	0	N/A	2,779	0	-2,779	N/A	0
7560-00	R/M Replacement-Range	0	354	354	100	1,791	2,479	688	28	4,250
7565-00	R/M Replacement-Other Appliance	0	217	217	100	0	1,517	1,517	100	2,600
7599-97	TOTAL TURNOVER REPLACEMENT COSTS	924	5,412	4,488	83	45,362	37,888	-7,474	-20	64,950
7799-99	TOTAL REPLACEMENT COSTS - OPERATING	924	5,412	4,488	83	45,362	37,888	-7,474	-20	64,950
7800-00	OTHER NON-OPERATING COSTS									
7815-00	Administrative General Partner Fees	1,080	1,080	0	0	7,560	7,560	0	0	12,960
7899-98	TOTAL OTHER NON-OPERATING COSTS	1,080	1,080	0	0	7,560	7,560	0	0	12,960
7899-99	TOTAL REPLACEMENT COSTS/OTHER	2,004	6,492	4,488	69	52,922	45,448	-7,474	-16	77,910
7999-99	NET INCOME (LOSS) BEFORE CAPEX	31,443	3,712	27,731	747	-5,186	25,985	-31,170	-120	44,545
8000-00	CAPEX/REPLACEMENT RESERVE									
8100-00	Authorized Reserve-Other	0	6,500	6,500	100	85,213	45,500	-39,713	-87	78,000
8110-00	Authorized Reserve-Flooring	0	2,550	2,550	100	0	17,850	17,850	100	30,600

Chico Commons (p0549)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8130-00	Authorized Reserve-HVAC	0	3,333	3,333	100	0	23,333	23,333	100	40,000
8140-00	Authorized Reserve-Water Heaters	0	583	583	100	0	4,083	4,083	100	7,000
8999-99	TOTAL CAPEX/REPLACEMENT RESERVE	0	12,967	12,967	100	85,213	90,767	5,553	6	155,600
9999-98	NET INCOME (LOSS)	31,443	-9,255	40,697	440	-90,399	-64,782	-25,617	-40	-111,055



Walker Commons

July 2026

2 units available • 1 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: Rebecca Meyer

Maintenance: Gregory Ramirez

Vacancy Overview

CURRENT

#30 (60%): (Medical) – **Rent Ready**, Applicant in compliance review.

#42 (50%) (Medical) – Minor repairs needed. Working up applicants

UPCOMING

#12 (50%): (Medical) – Moving to assisted Living.

#33 (50%): (Medical)

Capital Projects

Budgeted Items planned for 2026

Windows: Replace as needed

Siding: Several fascia 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: Identifying the areas that need replaced in more detail.

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

Gutter Replacement: Bids on hand, Narrowing the scope of work to necessary areas. Two additional vendors requested for fascia/gutter repairs per HA.

Community Events

ONGOING

Monthly Bingo Games

Wednesday the community holds card games

HIGHLIGHT

No events scheduled for April

Additional Notes

Walker Commons (p0550)

Budget Comparison

Period = Jul 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	37,411	49,723	-12,312	-25	292,495	348,063	-55,568	-16	596,679
4190-00	Gain/Loss to Lease	10,545	0	10,545	N/A	45,560	0	45,560	N/A	0
4999-99	GROSS POTENTIAL RENT	47,956	49,723	-1,767	-4	338,055	348,063	-10,008	-3	596,679
5000-00	INCOME ADJUSTMENTS									
5110-00	Vacancy Loss	-2,059	-1,243	-816	-66	-5,260	-8,702	3,442	40	-14,917
5120-00	Admin Unit-Non Rev	-906	-933	27	3	-6,342	-6,532	190	3	-11,198
5150-00	Concessions-Move In Special	-245	0	-245	N/A	0	0	0	N/A	0
5190-00	Bad Debt Expense	-268	0	-268	N/A	-1,049	0	-1,049	N/A	0
5199-98	TOTAL INCOME ADJUSTMENTS	-3,478	-2,176	-1,302	-60	-12,651	-15,234	2,583	17	-26,115
5199-99	NET RENTAL INCOME	44,478	47,547	-3,069	-6	325,404	332,829	-7,425	-2	570,564
5500-00	OTHER INCOME									
5510-00	Laundry Income	0	272	-272	-100	2,309	1,903	406	21	3,262
5520-00	Late Charges	-77	4	-81	-1,947	-38	29	-67	-230	50
5590-00	Other Tenant Income	250	9	241	2,626	596	64	532	828	110
5600-00	Interest Income	280	6	274	4,503	1,969	43	1,927	4,527	73
5610-00	Interest Income-Restricted Reserve	514	0	514	N/A	3,843	0	3,843	N/A	0
5999-98	TOTAL OTHER INCOME	966	291	675	232	8,679	2,039	6,640	326	3,495
5999-99	TOTAL INCOME	45,444	47,838	-2,394	-5	334,083	334,868	-785	0	574,059
6000-00	OPERATING EXPENSES									
6000-01	NON-CONTROLLABLE EXPENSES									
6000-02	TAXES AND INSURANCE									
6100-10	Real Estate Taxes-Special Assessments	0	12	12	100	83	88	5	5	150
6120-00	Other Taxes/Fees/Permits	0	296	296	100	45	2,071	2,026	98	3,551
6120-10	Other Taxes/Fees/Permits-FTB Fee	0	0	0	N/A	800	0	-800	N/A	0
6150-00	Property Insurance-GL	2,102	2,604	502	19	14,715	18,227	3,513	19	31,247
6170-00	Bond Premiums	0	29	29	100	0	204	204	100	350
6199-99	TOTAL TAXES AND INSURANCE	2,102	2,942	839	29	15,643	20,591	4,948	24	35,298
6200-00	UTILITIES									
6210-00	Electricity-Common Areas	0	819	819	100	4,373	5,735	1,362	24	9,832
6210-10	Electricity-Units	742	0	-742	N/A	1,648	0	-1,648	N/A	0
6220-00	Water-Domestic	1,555	775	-780	-101	8,866	5,425	-3,441	-63	9,300
6230-00	Sewer-Standard Billing	904	1,000	96	10	7,248	7,000	-248	-4	12,000
6240-00	Gas/Heating Fuel-Units	112	387	274	71	273	2,706	2,433	90	4,639
6240-10	Gas/Heating Fuel-Common Areas	0	0	0	N/A	832	0	-832	N/A	0
6250-00	Trash-Standard Pickup	57	760	703	93	2,870	5,322	2,451	46	9,123
6250-10	Trash-Bulk Pickup	0	0	0	N/A	2,980	0	-2,980	N/A	0
6299-99	TOTAL UTILITIES	3,371	3,741	371	10	29,090	26,188	-2,901	-11	44,894

Walker Commons (p0550)

Budget Comparison

Period = Jul 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	Management Fees	3,246	3,246	0	0	22,720	22,720	0	0	38,949
6399-98	TOTAL PROPERTY MANAGEMENT FEES	3,246	3,246	0	0	22,720	22,720	0	0	38,949
6399-99	TOTAL NON-CONTROLLABLE EXPENSES	8,718	9,928	1,210	12	67,452	69,499	2,046	3	119,141
6400-00	CONTROLLABLE EXPENSES									
6400-01	PROFESSIONAL FEES									
6410-00	Audit Fees	1,042	1,042	0	0	7,292	7,292	0	0	12,500
6430-00	Legal-Evictions	0	171	171	100	176	1,198	1,022	85	2,053
6440-00	Professional Fees	25	0	-25	N/A	25	0	-25	N/A	0
6499-99	TOTAL PROFESSIONAL FEES	1,067	1,213	146	12	7,493	8,489	997	12	14,553
6500-00	PERSONNEL COSTS									
6510-00	Maintenance Wages-Base	3,648	5,033	1,384	28	21,563	35,229	13,667	39	60,393
6510-10	Maintenance Wages-Overtime	12	0	-12	N/A	87	0	-87	N/A	0
6510-30	Maintenance Wages-Vacation	111	0	-111	N/A	2,175	0	-2,175	N/A	0
6510-40	Maintenance Wages-PTO	227	0	-227	N/A	1,868	0	-1,868	N/A	0
6520-00	Manager Wages-Base	3,931	6,614	2,684	41	25,148	46,302	21,154	46	79,374
6520-10	Manager Wages-Overtime	140	0	-140	N/A	1,826	0	-1,826	N/A	0
6520-30	Manager Wages-Vacation	113	0	-113	N/A	2,014	0	-2,014	N/A	0
6520-40	Manager Wages-PTO	230	0	-230	N/A	2,703	0	-2,703	N/A	0
6540-00	Employer Social Security	490	1,129	639	57	3,282	7,903	4,621	58	13,548
6540-10	Employer Medicare	115	0	-115	N/A	768	0	-768	N/A	0
6540-20	FUTA (Federal Unemployment)	0	0	0	N/A	78	0	-78	N/A	0
6540-30	SUTA (State Unemployment)	0	0	0	N/A	572	0	-572	N/A	0
6540-40	401(k) Match (Employer)	1	0	-1	N/A	3	0	-3	N/A	0
6550-00	Workers Comp Insurance	443	502	59	12	3,160	3,515	354	10	6,025
6555-00	Personnel Medical Insurance	721	2,715	1,994	73	4,498	19,007	14,510	76	32,584
6560-00	Life Insurance	4	0	-4	N/A	25	0	-25	N/A	0
6599-99	TOTAL PERSONNEL COSTS	10,186	15,994	5,807	36	69,769	111,956	42,187	38	191,924
6600-00	MARKETING AND LEASING COSTS									
6610-00	Advertising	0	17	17	100	0	117	117	100	200
6620-00	Credit Checking	38	42	4	9	38	292	254	87	500
6699-99	TOTAL MARKETING AND LEASING COSTS	38	58	20	35	38	408	370	91	700
6700-00	GENERAL AND ADMINISTRATIVE									
6700-01	CONTRACT/RECURRING G/A									
6700-10	P/M IT	295	0	-295	N/A	591	0	-591	N/A	0
6700-20	P/M Software	0	0	0	N/A	1,014	0	-1,014	N/A	0
6700-30	P/M Software-Yardi	802	0	-802	N/A	5,312	0	-5,312	N/A	0
6710-00	Telephone	272	273	0	0	2,557	1,909	-648	-34	3,273
6710-10	Internet	109	100	-9	-9	1,202	700	-502	-72	1,200
6710-20	Cell Phone Reimbursement	120	0	-120	N/A	765	0	-765	N/A	0
6715-30	Toner/Copier Expense	0	110	110	100	537	772	235	30	1,324

Walker Commons (p0550)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6720-00	Postage/Freight	152	81	-71	-88	495	567	72	13	972
6730-00	Office Supplies/Expense	136	350	214	61	2,002	2,450	448	18	4,200
6740-00	Water/Coffee Service	112	67	-45	-67	966	470	-496	-106	805
6820-00	Tenant Services-General	0	200	200	100	0	1,400	1,400	100	2,400
6820-30	Tenant Services-Other	53	0	-53	N/A	684	0	-684	N/A	0
6880-00	Pest Control-Svc Contract	230	333	103	31	1,920	2,333	413	18	4,000
6890-00	Fire/Alarm-Svc Contract	0	277	277	100	330	1,937	1,607	83	3,321
6895-00	Cable-Internet/TV Service	144	130	-14	-11	1,009	911	-98	-11	1,562
6899-99	TOTAL CONTRACT/RECURRING G/A	2,425	1,921	-504	-26	19,384	13,450	-5,934	-44	23,057
6900-00	OTHER G/A									
6910-00	Other Admin-General	0	1,117	1,117	100	170	7,820	7,651	98	13,406
6910-20	Other Admin-Bank Fee	40	0	-40	N/A	280	0	-280	N/A	0
6930-00	Mileage	39	0	-39	N/A	730	0	-730	N/A	0
6940-00	Travel and Promotion	0	67	67	100	1,086	467	-619	-133	800
6950-00	Training Expense	0	58	58	100	318	408	90	22	700
6999-98	TOTAL OTHER G/A	79	1,242	1,163	94	2,584	8,695	6,111	70	14,906
6999-99	TOTAL GENERAL AND ADMINISTRATIVE	2,504	3,164	659	21	21,968	22,145	177	1	37,963
7000-00	REPAIRS AND MAINTENANCE									
7000-01	CONTRACT/RECURRING R/M									
7010-00	R/M Contract-General	140	1,300	1,160	89	35,010	9,099	-25,912	-285	15,598
7015-00	R/M Contract-Plumbing	0	309	309	100	492	2,161	1,669	77	3,705
7025-00	R/M Contract-HVAC	99	200	101	50	3,196	1,400	-1,796	-128	2,400
7030-00	R/M Contract-Carpet Cleaning-Non Unit Turn	150	75	-75	-100	150	525	375	71	900
7035-00	R/M Contract-Appliances	191	0	-191	N/A	191	0	-191	N/A	0
7045-00	R/M Contract-Hauling	0	0	0	N/A	356	0	-356	N/A	0
7065-00	Grounds-Svc Contract	2,430	2,099	-331	-16	14,435	14,691	256	2	25,184
7065-20	Grounds-Repairs	0	0	0	N/A	70	0	-70	N/A	0
7099-99	TOTAL CONTRACT/RECURRING R/M	3,010	3,982	973	24	53,900	27,876	-26,025	-93	47,787
7100-00	OTHER R/M									
7110-00	Janitorial Supplies	0	255	255	100	396	1,787	1,391	78	3,063
7115-00	Painting and Decorating	0	301	301	100	218	2,109	1,891	90	3,615
7120-00	R/M Supplies-General	666	1,636	969	59	10,516	11,450	934	8	19,629
7130-00	R/M Supplies-Electrical	0	0	0	N/A	26	0	-26	N/A	0
7140-00	R/M Supplies-Flooring	119	0	-119	N/A	119	0	-119	N/A	0
7160-00	R/M Supplies-Other	0	0	0	N/A	437	0	-437	N/A	0
7199-99	TOTAL OTHER R/M	786	2,192	1,407	64	11,713	15,346	3,633	24	26,307
7200-00	TURNOVER R/M									
7210-00	Unit Turn-Carpet Cleaning-1Bed	0	0	0	N/A	150	0	-150	N/A	0
7220-00	Unit Turn-Unit Cleaning-Vendor	0	0	0	N/A	1,110	0	-1,110	N/A	0
7299-98	TOTAL TURNOVER R/M	0	0	0	N/A	1,260	0	-1,260	N/A	0
7299-99	TOTAL REPAIRS AND MAINTENANCE	3,795	6,174	2,379	39	66,873	43,222	-23,652	-55	74,094

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

		PTD Actual	PTD Budget	Variance	% Var		YTD Actual	YTD Budget	Variance	% Var	Annual
7399-97	TOTAL CONTROLLABLE EXPENSES	17,591	26,603	9,012	34		166,141	186,220	20,079	11	319,234
7399-98	TOTAL OPERATING EXPENSES	26,309	36,531	10,222	28		233,593	255,719	22,125	9	438,375
7399-99	NET OPERATING INCOME	19,135	11,307	7,828	69		100,490	79,149	21,341	27	135,684
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		455	14,496	14,041	97	24,850
7515-00	R/M Replacement-Plumbing	0	56	56	100		34	394	360	91	675
7520-00	R/M Replacement-Electrical	0	0	0	N/A		34	0	-34	N/A	0
7525-00	R/M Replacement-Door	68	67	-1	-1		232	467	235	50	800
7530-00	R/M Replacement-Window	106	1,042	935	90		106	7,292	7,185	99	12,500
7535-00	R/M Replacement-Cabinet	1,837	0	-1,837	N/A		2,978	0	-2,978	N/A	0
7540-00	R/M Replacement-Other	0	0	0	N/A		29	0	-29	N/A	0
7545-10	R/M Flooring Replacement-1Bed	5,428	1,125	-4,303	-383		6,630	7,875	1,245	16	13,500
7550-00	R/M Replacement-Refrigerator	0	396	396	100		3,136	2,771	-366	-13	4,750
7560-00	R/M Replacement-Range	0	333	333	100		3,085	2,333	-751	-32	4,000
7570-00	R/M Replacement-HVAC Unit	0	583	583	100		6,381	4,083	-2,298	-56	7,000
7580-00	R/M Replacement-Water Heater	0	667	667	100		0	4,667	4,667	100	8,000
7599-97	TOTAL TURNOVER REPLACEMENT COSTS	7,439	6,340	-1,100	-17		23,100	44,377	21,277	48	76,075
7799-99	TOTAL REPLACEMENT COSTS - OPERATING	7,439	6,340	-1,100	-17		23,100	44,377	21,277	48	76,075
7800-00	OTHER NON-OPERATING COSTS										
7810-00	Managing General Partner Fees	1,250	1,250	0	0		8,750	8,750	0	0	15,000
7815-00	Administrative General Partner Fees	625	625	0	0		4,375	4,375	0	0	7,500
7899-98	TOTAL OTHER NON-OPERATING COSTS	1,875	1,875	0	0		13,125	13,125	0	0	22,500
7899-99	TOTAL REPLACEMENT COSTS/OTHER	9,314	8,215	-1,100	-13		36,225	57,502	21,277	37	98,575
7999-99	NET INCOME (LOSS) BEFORE CAPEX	9,821	3,092	6,728	218		64,265	21,647	42,618	197	37,109
8000-00	CAPEX/REPLACEMENT RESERVE										
8100-00	Authorized Reserve-Other	0	13,750	13,750	100		0	96,250	96,250	100	165,000
8999-99	TOTAL CAPEX/REPLACEMENT RESERVE	0	13,750	13,750	100		0	96,250	96,250	100	165,000
9999-98	NET INCOME (LOSS)	9,821	-10,658	20,478	192		64,265	-74,603	138,868	186	-127,891



1200 Park Avenue

July 2026

4 units available • 1 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: Crystal Bickford

Maintenance: John Rainger

Assistant Maintenance: Sergio Valdez

Vacancy Overview

CURRENT

- #239 (60%):** (Eviction) - File in compliance. M/I scheduled for 8/21/26
- #245 (45%):** (Transfer) - **Rent Ready:** Applicant in progress
- #246 (45%):** (Relocating) - Transferring from unit #109, M/I on 9/1/26
- #334 (60%):** (Eviction) - Heavy turn in progress, looking for applicants

UPCOMING

- #109 (60%):** (Transfer) – Planning to transfer to 246 on 9/1/26

Capital Projects

Budgeted Items planned for 2026

- Roofing:** Identify 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:** 1 Bid on hand, Pending other quotes
- Stucco Repairs (Office Exterior Wall):** Updated bids on hand.
- Painting:** 1 Bid on hand for the facia painting, Total is \$8920.00
- Trash Chute Cleaning:** March & September unless more is needed
- Dryer Vent Cleaning:** March & September unless more is needed
- Stairway carpet:** Completed

Community Events

ONGOING

Monthly Bingo Games

Birthday Cake Celebrations

HIGHLIGHT

Additional Notes

Park Avenue (p0569)

Budget Comparison

Period = Jul 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	78,577	106,457	-27,880	-26	666,926	745,201	-78,275	-11	1,277,487
4190-00	Gain/Loss to Lease	21,303	0	21,303	N/A	44,486	0	44,486	N/A	0
4999-99	GROSS POTENTIAL RENT	99,880	106,457	-6,577	-6	711,412	745,201	-33,789	-5	1,277,487
5000-00	INCOME ADJUSTMENTS									
5110-00	Vacancy Loss	-1,684	-3,726	2,042	55	-30,147	-26,082	-4,065	-16	-44,712
5120-00	Admin Unit-Non Rev	-1,197	-1,196	-1	0	-8,379	-8,372	-7	0	-14,352
5150-00	Concessions-Move In Special	-10	0	-10	N/A	-10	0	-10	N/A	0
5190-00	Bad Debt Expense	-988	0	-988	N/A	-874	0	-874	N/A	0
5199-98	TOTAL INCOME ADJUSTMENTS	-3,879	-4,922	1,043	21	-39,410	-34,454	-4,956	-14	-59,064
5199-99	NET RENTAL INCOME	96,001	101,535	-5,534	-5	672,002	710,747	-38,744	-5	1,218,423
5500-00	OTHER INCOME									
5510-00	Laundry Income	0	667	-667	-100	4,000	4,667	-667	-14	8,000
5520-00	Late Charges	0	68	-68	-100	65	480	-414	-86	822
5530-00	Application Fees	0	14	-14	-100	0	97	-97	-100	167
5590-00	Other Tenant Income	609	333	276	83	2,119	2,333	-215	-9	4,000
5600-00	Interest Income	64	18	46	253	423	127	295	232	218
5610-00	Interest Income-Restricted Reserve	18	0	18	N/A	135	0	135	N/A	0
5690-00	Miscellaneous Income	0	20	-20	-100	284	139	146	105	238
5999-98	TOTAL OTHER INCOME	691	1,120	-429	-38	7,026	7,843	-817	-10	13,445
5999-99	TOTAL INCOME	96,693	102,656	-5,963	-6	679,028	718,590	-39,562	-6	1,231,868
6000-00	OPERATING EXPENSES									
6000-01	NON-CONTROLLABLE EXPENSES									
6000-02	TAXES AND INSURANCE									
6100-10	Real Estate Taxes-Special Assessments	0	28	28	100	198	194	-4	-2	333
6120-00	Other Taxes/Fees/Permits	0	167	167	100	100	1,167	1,066	91	2,000
6120-10	Other Taxes/Fees/Permits-FTB Fee	0	67	67	100	1,600	467	-1,133	-243	800
6150-00	Property Insurance-GL	7,112	6,947	-165	-2	49,785	48,628	-1,157	-2	83,362
6150-20	Property Insurance-Flood	157	300	143	48	1,101	2,099	998	48	3,599
6170-00	Bond Premiums	0	58	58	100	0	408	408	100	700
6199-99	TOTAL TAXES AND INSURANCE	7,269	7,566	297	4	52,784	52,963	179	0	90,794
6200-00	UTILITIES									
6210-00	Electricity-Common Areas	4,048	7,060	3,012	43	27,299	49,424	22,125	45	84,726
6210-10	Electricity-Units	375	0	-375	N/A	1,407	0	-1,407	N/A	0
6220-00	Water-Domestic	1,042	1,522	479	31	9,430	10,651	1,221	11	18,259
6220-10	Water-Irrigation	464	0	-464	N/A	602	0	-602	N/A	0
6230-00	Sewer-Standard Billing	2,043	1,964	-80	-4	16,254	13,745	-2,509	-18	23,563
6240-00	Gas/Heating Fuel-Units	68	629	561	89	377	4,401	4,024	91	7,545
6240-10	Gas/Heating Fuel-Common Areas	152	0	-152	N/A	4,946	0	-4,946	N/A	0

Park Avenue (p0569)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6250-00	Trash-Standard Pickup	801	1,129	328	29	4,295	7,902	3,606	46	13,546
6250-10	Trash-Bulk Pickup	0	0	0	N/A	1,875	0	-1,875	N/A	0
6299-99	TOTAL UTILITIES	8,994	12,303	3,309	27	66,486	86,123	19,637	23	147,639
6300-00	PROPERTY MANAGEMENT FEES									
6320-00	Management Fees	6,202	6,202	0	0	43,412	43,412	0	0	74,421
6399-98	TOTAL PROPERTY MANAGEMENT FEES	6,202	6,202	0	0	43,412	43,412	0	0	74,421
6399-99	TOTAL NON-CONTROLLABLE EXPENSES	22,465	26,071	3,606	14	162,682	182,498	19,816	11	312,854
6400-00	CONTROLLABLE EXPENSES									
6400-01	PROFESSIONAL FEES									
6410-00	Audit Fees	1,042	1,042	0	0	7,292	7,292	0	0	12,500
6430-00	Legal-Evictions	1,371	407	-964	-237	14,551	2,850	-11,701	-411	4,886
6440-00	Professional Fees	49	0	-49	N/A	49	0	-49	N/A	0
6499-99	TOTAL PROFESSIONAL FEES	2,461	1,449	-1,012	-70	21,891	10,142	-11,750	-116	17,386
6500-00	PERSONNEL COSTS									
6510-00	Maintenance Wages-Base	7,597	10,683	3,087	29	44,655	74,783	30,128	40	128,200
6510-10	Maintenance Wages-Overtime	427	0	-427	N/A	2,254	0	-2,254	N/A	0
6510-30	Maintenance Wages-Vacation	111	0	-111	N/A	4,213	0	-4,213	N/A	0
6510-40	Maintenance Wages-PTO	227	0	-227	N/A	4,123	0	-4,123	N/A	0
6510-90	Maintenance Wages-Other	0	0	0	N/A	164	0	-164	N/A	0
6520-00	Manager Wages-Base	6,643	9,018	2,375	26	45,572	63,126	17,554	28	108,216
6520-10	Manager Wages-Overtime	144	0	-144	N/A	1,086	0	-1,086	N/A	0
6520-30	Manager Wages-Vacation	113	0	-113	N/A	3,284	0	-3,284	N/A	0
6520-40	Manager Wages-PTO	230	0	-230	N/A	5,040	0	-5,040	N/A	0
6540-00	Employer Social Security	1,019	1,916	897	47	6,304	13,414	7,110	53	22,996
6540-10	Employer Medicare	238	0	-238	N/A	1,474	0	-1,474	N/A	0
6540-20	FUTA (Federal Unemployment)	26	0	-26	N/A	222	0	-222	N/A	0
6540-30	SUTA (State Unemployment)	189	0	-189	N/A	1,624	0	-1,624	N/A	0
6540-40	401(k) Match (Employer)	7	0	-7	N/A	50	0	-50	N/A	0
6550-00	Workers Comp Insurance	824	839	15	2	5,352	5,873	522	9	10,068
6555-00	Personnel Medical Insurance	2,296	1,667	-630	-38	13,341	11,667	-1,675	-14	20,000
6560-00	Life Insurance	6	0	-6	N/A	43	0	-43	N/A	0
6599-99	TOTAL PERSONNEL COSTS	20,098	24,123	4,025	17	138,799	168,863	30,064	18	289,480
6600-00	MARKETING AND LEASING COSTS									
6610-00	Advertising	0	40	40	100	124	278	154	55	477
6620-00	Credit Checking	57	29	-28	-95	57	204	147	72	350
6699-99	TOTAL MARKETING AND LEASING COSTS	57	69	12	17	181	482	302	63	827
6700-00	GENERAL AND ADMINISTRATIVE									
6700-01	CONTRACT/RECURRING G/A									
6700-10	P/M IT	607	227	-379	-167	1,075	1,591	516	32	2,728
6700-20	P/M Software	0	102	102	100	2,043	711	-1,332	-187	1,219

Park Avenue (p0569)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var		YTD Actual	YTD Budget	Variance	% Var	Annual
6700-30	P/M Software-Yardi	1,532	1,776	245	14		10,150	12,433	2,283	18	21,314
6710-00	Telephone	1,394	713	-681	-96		9,118	4,990	-4,128	-83	8,555
6710-10	Internet	301	625	324	52		2,136	4,374	2,238	51	7,498
6710-20	Cell Phone Reimbursement	300	164	-136	-83		1,440	1,150	-290	-25	1,971
6715-10	Copier Expenses	0	0	0	N/A		-220	0	220	N/A	0
6715-30	Toner/Copier Expense	38	125	87	69		1,895	875	-1,020	-117	1,500
6720-00	Postage/Freight	16	88	71	81		483	614	130	21	1,052
6730-00	Office Supplies/Expense	638	505	-133	-26		3,586	3,538	-48	-1	6,065
6735-00	Office Furniture and Equipment	0	0	0	N/A		-87	0	87	N/A	0
6740-00	Water/Coffee Service	200	111	-89	-80		874	779	-96	-12	1,335
6820-00	Tenant Services-General	0	127	127	100		0	890	890	100	1,525
6820-20	Tenant Services-Retention	254	0	-254	N/A		254	0	-254	N/A	0
6820-30	Tenant Services-Other	217	0	-217	N/A		2,927	0	-2,927	N/A	0
6830-00	Resident Services-Supplies	0	0	0	N/A		665	0	-665	N/A	0
6855-00	Resident Services-Other	0	0	0	N/A		168	0	-168	N/A	0
6860-00	Security-Svc Contract	666	711	45	6		6,281	4,977	-1,304	-26	8,532
6870-00	Elevator-Svc Contract	0	1,188	1,188	100		7,994	8,314	320	4	14,253
6870-20	Elevator-Fees	0	0	0	N/A		450	0	-450	N/A	0
6880-00	Pest Control-Svc Contract	2,440	1,182	-1,258	-106		2,300	8,275	5,975	72	14,185
6890-00	Fire/Alarm-Svc Contract	1,472	1,524	52	3		5,858	10,667	4,809	45	18,287
6890-30	Fire/Alarm-Repairs	1,012	0	-1,012	N/A		1,012	0	-1,012	N/A	0
6899-99	TOTAL CONTRACT/RECURRING G/A	11,086	9,168	-1,918	-21		60,404	64,178	3,774	6	110,019
6900-00	OTHER G/A										
6910-00	Other Admin-General	122	156	34	22		597	1,090	492	45	1,868
6910-20	Other Admin-Bank Fee	40	0	-40	N/A		280	0	-280	N/A	0
6930-00	Mileage	205	0	-205	N/A		997	0	-997	N/A	0
6940-00	Travel and Promotion	117	144	28	19		672	1,011	339	34	1,733
6950-00	Training Expense	0	64	64	100		967	447	-519	-116	767
6955-00	Employee Meals	0	8	8	100		0	58	58	100	100
6999-98	TOTAL OTHER G/A	483	372	-111	-30		3,513	2,606	-907	-35	4,468
6999-99	TOTAL GENERAL AND ADMINISTRATIVE	11,569	9,541	-2,029	-21		63,917	66,784	2,867	4	114,487
7000-00	REPAIRS AND MAINTENANCE										
7000-01	CONTRACT/RECURRING R/M										
7010-00	R/M Contract-General	4,785	2,250	-2,535	-113		44,187	15,750	-28,437	-181	27,000
7015-00	R/M Contract-Plumbing	220	220	0	0		5,329	1,538	-3,790	-246	2,637
7020-00	R/M Contract-Electrical	289	0	-289	N/A		1,523	0	-1,523	N/A	0
7025-00	R/M Contract-HVAC	0	167	167	100		782	1,167	385	33	2,000
7030-00	R/M Contract-Carpet Cleaning-Non Unit Turn	0	688	688	100		998	4,814	3,816	79	8,252
7035-00	R/M Contract-Appliances	0	0	0	N/A		360	0	-360	N/A	0
7045-00	R/M Contract-Hauling	175	0	-175	N/A		175	0	-175	N/A	0
7060-00	Repairs/Maintenance-Corp	86	0	-86	N/A		86	0	-86	N/A	0
7065-00	Grounds-Svc Contract	0	2,032	2,032	100		15,510	14,222	-1,288	-9	24,380
7099-99	TOTAL CONTRACT/RECURRING R/M	5,556	5,356	-200	-4		68,950	37,490	-31,459	-84	64,269

Park Avenue (p0569)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7100-00	OTHER R/M									
7110-00	Janitorial Supplies	70	318	248	78	1,189	2,228	1,039	47	3,819
7115-00	Painting and Decorating	0	224	224	100	2,091	1,567	-524	-33	2,686
7120-00	R/M Supplies-General	872	1,548	676	44	6,011	10,834	4,823	45	18,573
7135-00	R/M Supplies-HVAC	476	0	-476	N/A	1,481	0	-1,481	N/A	0
7199-99	TOTAL OTHER R/M	1,419	2,090	671	32	10,773	14,629	3,856	26	25,078
7200-00	TURNOVER R/M									
7210-90	Unit Turn-Carpet Cleaning-Other	0	0	0	N/A	573	0	-573	N/A	0
7220-00	Unit Turn-Unit Cleaning-Vendor	0	0	0	N/A	3,723	0	-3,723	N/A	0
7299-98	TOTAL TURNOVER R/M	0	0	0	N/A	4,296	0	-4,296	N/A	0
7299-99	TOTAL REPAIRS AND MAINTENANCE	6,974	7,446	471	6	84,018	52,119	-31,899	-61	89,347
7399-97	TOTAL CONTROLLABLE EXPENSES	41,160	42,627	1,467	3	308,807	298,391	-10,416	-3	511,527
7399-98	TOTAL OPERATING EXPENSES	63,625	68,698	5,073	7	471,489	480,889	9,400	2	824,381
7399-99	NET OPERATING INCOME	33,068	33,957	-890	-3	207,539	237,701	-30,162	-13	407,487
7400-00	DEBT SERVICE									
7411-00	Interest-Perm Loan 1	8,261	8,463	202	2	58,677	59,241	564	1	101,556
7430-00	Interest-Local Agency	6,125	8,189	2,064	25	42,875	57,324	14,449	25	98,269
7435-00	Interest-Other	2,917	2,917	0	0	20,419	20,417	-2	0	35,000
7499-99	TOTAL DEBT SERVICE	17,303	19,569	2,265	12	121,971	136,981	15,010	11	234,825
7500-00	REPLACEMENT COSTS/OTHER									
7500-01	REPLACEMENT COSTS - OPERATING									
7500-02	TURNOVER REPLACEMENT COSTS									
7510-00	R/M Replacement-General	0	3,043	3,043	100	3,498	21,303	17,806	84	36,520
7525-00	R/M Replacement-Door	0	217	217	100	313	1,517	1,204	79	2,600
7530-00	R/M Replacement-Window	285	0	-285	N/A	651	0	-651	N/A	0
7535-00	R/M Replacement-Cabinet	0	0	0	N/A	16,232	0	-16,232	N/A	0
7545-10	R/M Flooring Replacement-1Bed	0	0	0	N/A	38,593	0	-38,593	N/A	0
7545-20	R/M Flooring Replacement-2Bed	0	0	0	N/A	5,675	0	-5,675	N/A	0
7545-30	R/M Flooring Replacement-3Bed	0	0	0	N/A	2,747	0	-2,747	N/A	0
7545-90	R/M Flooring Replacement-Other	15,803	0	-15,803	N/A	16,113	0	-16,113	N/A	0
7550-00	R/M Replacement-Refrigerator	0	275	275	100	4,372	1,925	-2,447	-127	3,300
7560-00	R/M Replacement-Range	0	225	225	100	771	1,575	804	51	2,700
7560-10	R/M Replacement-Range Hood	0	8	8	100	0	58	58	100	100
7570-00	R/M Replacement-HVAC Unit	10,753	0	-10,753	N/A	12,762	0	-12,762	N/A	0
7580-00	R/M Replacement-Water Heater	0	0	0	N/A	1,678	0	-1,678	N/A	0
7599-97	TOTAL TURNOVER REPLACEMENT COSTS	26,841	3,768	-23,072	-612	103,405	26,378	-77,026	-292	45,220
7799-99	TOTAL REPLACEMENT COSTS - OPERATING	26,841	3,768	-23,072	-612	103,405	26,378	-77,026	-292	45,220
7800-00	OTHER NON-OPERATING COSTS									
7810-00	Managing General Partner Fees	1,086	1,106	20	2	7,598	7,738	140	2	13,266

Park Avenue (p0569)

Budget Comparison

Period = Jul 2026

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7899-98	TOTAL OTHER NON-OPERATING COSTS	1,086	1,106	20	2	7,598	7,738	140	2	13,266
7899-99	TOTAL REPLACEMENT COSTS/OTHER	27,926	4,874	-23,052	-473	111,003	34,117	-76,886	-225	58,486
7999-99	NET INCOME (LOSS) BEFORE CAPEX	-12,162	9,515	-21,676	-228	-25,435	66,603	-92,038	-138	114,176
8000-00	CAPEX/REPLACEMENT RESERVE									
8100-00	Authorized Reserve-Other	0	15,550	15,550	100	0	108,850	108,850	100	186,600
8110-00	Authorized Reserve-Flooring	0	5,175	5,175	100	0	36,225	36,225	100	62,100
8130-00	Authorized Reserve-HVAC	0	800	800	100	0	5,600	5,600	100	9,600
8140-00	Authorized Reserve-Water Heaters	0	333	333	100	0	2,333	2,333	100	4,000
8999-99	TOTAL CAPEX/REPLACEMENT RESERVE	0	21,858	21,858	100	0	153,008	153,008	100	262,300
9999-98	NET INCOME (LOSS)	-12,162	-12,344	182	1	-25,435	-86,406	60,970	71	-148,124

MEMO

Date: August 05, 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 July 2026

Program Statistics for Period Ending	July 2026	July 2025
Number of participants as of last day of the month	55	30
Number of Orientation Briefings	4	1
Number of signed contracts	2	1
Number of Port-In's	0	0
Number of Port-Out's	0	0
Number of Graduates	0	0
Contract Expired	0	0
Number of Terminations	1	1
Number of Voluntary Exits	0	0
Number of Families on FSS Waiting List	0	25
Number of participants with annual income increases (YTD)	5	0
Number of participants with new employment (YTD)	18	1
Number of participants with escrow accounts	28	10
Number of participants currently escrowing	23	9
Amount disbursed from escrow account	\$0.00	\$0.00
Balance of Forfeiture account	\$40,521.16	\$31,869.27
Balance of Escrow Account	\$125,391.74	\$62,524.92

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)	55
Number of FSS participants identified as a person with disabilities	17
Number of FSS participants employed	36
Number of FSS participants in training programs	2
Number of FSS participants enrolled in higher/adult education	13
Number of FSS participants enrolled in school and employed	9
Number of FSS families receiving cash assistance	15
Number of FSS families experiencing a reduction in cash assistance	6
Number of FSS families who have ceased receiving cash assistance	3
How many new FSS escrow accounts were established	8
Number of FSS families moved to non-subsidized housing	2
Number of FSS families moved to home-ownership ⁸⁷	0

HACB CoC Programs: A Report to the Board of Commissioners for the Month of July 2026										
Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	07/2026 Enrollment	07/2026 HAP Assistance	Grant Balance
City of Chico - LGP	7/1/26 - 6/30/27	\$9,000.00	City of Chico	SSA	8	Low-income, referred by supportive service agency	Chico	1	\$0.00	\$9,000.00
City of Chico - TBRA	7/1/26 - 6/30/27	\$150,000.00	City of Chico	SSA	18	Low-income, under case management with self-sufficiency plan	Chico	13	\$12,600.00	\$137,400.00
BHHAP/Security Deposit**	7/1/26 - 6/30/27	\$2,105.00	BCBH	BCBH	5	Individuals with a mental illness with homelessness eligibility	Butte County	0	\$0.00	\$2,105.00
BHHAP/ASOC	7/1/26 - 6/30/27	\$14,825.00	BCBH	BCBH	4	Individuals with a mental illness with homelessness eligibility	Butte County	1	\$269.00	\$14,556.00
Totals		\$175,930.00			35			15	\$12,869.00	\$163,061.00

Acronym Legend

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

Last update:08/10/2026

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

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

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
QUARTERLY CASH AND INVESTMENT REPORT
June 30, 2026

INVESTMENT	MATURITY DATE	YIELD	MARKET VALUE
Columbia Bank - Sec 8 HAP - 2311		0.00	847,712
Columbia Bank- Savings Account - 2524		VAR.	0
Columbia Bank- Section 8 FSS Escrow - 9910		VAR.	117,227
Columbia Bank- Section 8 FSS Fortfiture - 3950		0.00	38,864
Columbia Bank - Sec. 125 Cafeteria Plan - 5603		0.00	26,755
Columbia Bank - Business Activities - 0907		0.00	1,268,707
Columbia Bank- Sec 8 Admin - 1442		0.00	0
Columbia Bank - Bond - 6220		0.00	0
Columbia Bank - Public Housing - 7738		0.00	1,813
FNC - Money Market Funds		VAR.	1,118,928
Mechanics Bank (Security Deposit box location)		0.00	1,063
Locust St balances @ RSC		0.00	26,271
Park Place Apts @ RSC		0.00	461,354
Lincoln Apts balances @ RSC		0.00	44,640
Mayer Commons balances @ RSC		0.00	60,549
Alamont Apts balances @ RSC		0.00	58,388
Evanswood balances @ RSC #0284		0.00	79,335
New Evanswood units balances @ RSC #9758		0.00	13,541
Gridley Springs II @ Arrowhead		0.00	248,847
Cordillera Apts (Cameo Dr) balances @ RSC		0.00	39,704
SUBTOTAL CASH ACCOUNTS			4,453,698
TCB FLH Operating Account - 0723		0.00	77,838
TCB FLH Construction Account - 0735		VAR.	256,054
TCB FLH Tax & Insurance - 0772		VAR.	2,696
TCB FLH Reserves Security Deposits - 0747		VAR.	364,874
TCB FLH Security Deposits - 0759		VAR.	49,377
TOTAL USDA-RD FARM LABOR			750,840
BNY Mellon - Debt Reserve - 2020A			91,121
BNY Mellon - Bond Program Acct (Proceeds) - 2020A			1,952,152
BNY Mellon - Bond Reserve (P&I) - 2020A			527,281
TOTAL HACB BONDS			2,570,554
AMERICAN EXPRESS NATIONAL BANK 6/11/2025	6/11/2027	4.14	200,002

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
QUARTERLY CASH AND INVESTMENT REPORT
June 30, 2026

CUSTOMERS BANK - 6/27/24	6/27/2029	4.51	100,716
DORT FINANCIAL 12/18/2025	6/21/2027	3.76	199,294
HOPE FCU 12/17/2025	12/17/2026	3.80	199,738
UBS Bank USA SALT LAKE - 06/11/2025	6/11/2027	4.10	199,982
TOTAL FNC CD'S			899,732
Self-Help Credit Union - CD DTD 2/10/20 (compounding)	2/11/2027	3.75	119,962
TOTAL CD'S			1,019,694
CERBT OPEB TRUST (as of 3/31/26)			926,151
PARS PENSION TRUST			3,082,755
TOTAL TRUST			4,008,906

BCAHDC*			
BCAHDC Columbia Bank Operating Account - 3261			1,189,529
BCAHDC Columbia Bank Savings Account - 5545			855,187
Mechanics Bank - CD Opened 09/23/2024	6/19/2026	3.25	264,219
Tri Counties Bank - CD Opened 09/30/2025	10/9/2026	3.15	266,108
Golden Valley Bank - CD Opened 08/22/2025	10/22/2026	3.20	260,192
TOTAL for BCAHDC			2,835,235

BANYARD MANAGEMENT	
Banyard - Columbia Bank Operating Acct - 7883	169,052
	169,052

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 5000

ADOPT STANDARD CHARGES TO RESIDENTS FOR CLEANING, REPAIR, REPLACEMENT AND MISCELLANEOUS CHARGES

WHEREAS, the Housing Authority of the County of Butte (HACB) administers the U.S. Department of Housing and Urban Development (HUD) Low Income Public Housing (LIPH) Program under Annual Contributions Contract; and

WHEREAS, the HACB owns, manages and maintains 345 LIPH units, and other non-regulated housing units; and

WHEREAS, each year the HACB reviews its Standard Charges to Residents for Cleaning, Repair, Replacement and Miscellaneous Charges; and

WHEREAS, each year the HACB re-establishes its Standard Charges to Residents for Cleaning, Repair, Replacement and Miscellaneous Charges to reflect current costs for accomplishment of work and provision of materials; and

WHEREAS, HACB staff has reviewed the Standard Charges to Residents for Cleaning, Repair, Replacement and Miscellaneous Charges, effective October 1, 2026, and made recommendations for amendment; and

WHEREAS, the Board of Commissioners of the HACB has reviewed the changes recommended by HACB staff to the Standard Charges to Residents for Cleaning, Repair, Replacement and Miscellaneous Charges and determined such charges are made in accordance with program regulation and in the best interest of the HACB;

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to adopt its Standard Charges to Residents for Cleaning, Repair, Replacement and Miscellaneous Charges, such schedule of charges to become effective October 1, 2026, such schedule to include recommended changes and amendments, such schedule attached to and made a part of this Resolution Number 5000.

Dated: August 20, 2026.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
Maintenance: (530) 895-4474 or (800) 564-2999

**STANDARD CHARGES TO RESIDENTS FOR
CLEANING, REPAIR, REPLACEMENT AND MISCELLANEOUS CHARGES**

(Approved by Board Resolution No. 5000 August 20, 2026)

Effective October 1, 2026

NOTE: All labor between 7:30 a.m. and 4:30 p.m. Monday through Friday will be charged at the rate of \$58.79 per hour. All after hours' labor will be charged at the rate of \$78.85 per hour. Charges are for tenant caused damages, beyond normal wear and tear. Labor rates are based upon individual item replacement; the labor charge for multiple items replaced on a single work order may be lower, based on time expended.

The HACB will also contract the services of local businesses in regards to maintenance, apartment cleaning, carpet cleaning, and routine and non-routine repairs, to perform repair to various tenant caused damages beyond ordinary wear and tear. The maintenance charges will be based on the actual cost for labor and materials by the third-party contractor, plus the time accrued by the HACB Maintenance Staff managing the contractor.

The charges listed are subject to change in cases where the actual costs to the HACB have been changed by the vendor.

BATHROOM Replacement of:

Complete toilet replacement	\$279.00 + 2 hrs labor
Toilet tank lid	\$56.00+ .50 hr labor
Toilet seat	\$37.50 + .75 hr labor
Toilet paper dispenser	\$4.00 + .50 hr labor
Toilet paper roller	\$2.00 + .50 hr labor
Towel bar 24" (bar & brackets)	\$12.00 + .75 hr labor
Towel bar only	\$3.00 + .50 hr labor
Medicine cabinet	\$64.00 + 1 hr labor or see invoice
Shower curtain rod	\$14.00 + .50 hr labor
Fixed Shower Head	\$8.00 + .50 hr labor
Hand Held Shower Head	\$34.98 + .50 hr labor
Slide Rail Shower System (ADA Units)	\$158.00 + 1 hr labor or see invoice
Rubber Tub/Sink Stoppers	\$4.00 + .50 hr labor
Pop-up Sink Stoppers	\$6.00 + .50 hr labor
Faucet Aerator	\$4.00 + .50 hr labor

KITCHEN Replacement of:

Bread board	\$30.00 + .25 hr labor
Refrigerator door gasket	see invoice + 2 hrs labor
Fresh food bin	see invoice + .50 hr labor
Crisper top	see invoice + .50 hr labor
Freezer door bar	see invoice + .50 hr labor
Freezer door end caps	see invoice + .50 hr labor
Fresh food door bar	see invoice + .50 hr labor
Fresh food end caps	see invoice + .50 hr labor
Stove hood filter	\$10.71 + .50 hr labor
Oven rack	see invoice + .50 hr labor
GFCI (Ground Fault Circuit Interrupters)	\$25.00 + labor
Sink Strainer Baskets (Lug or Rubber-bottom)	\$8.00 + .50 hr. labor
Faucet Aerator	\$8.50 + .50 hr labor

DOORS, WINDOWS AND SCREENS Replacement of:

Door – exterior (solid core)	see invoice + 2.5 hrs labor
Door – interior (hollow core)	\$79.00+ 2.5 hrs labor
Door – Screen Door	see invoice + 2.5 hrs labor
Door – Screen Door Screen	\$40.00 + 1 hr labor
Door stop	\$1.00 each + .50 hr labor
Window glass	see invoice + 1 hr labor (board up window)
Window screen only	\$35.00 + .50 hr labor or see invoice
Window screen plus frame	\$45.00 + .50 hr labor or see invoice
Front door viewer	\$10.00 + .50 hr labor
Mini blind	see invoice + .50 hr labor per blind
Mini blind wands	\$4.00 + .50 hr labor

BEDROOM Replacement of:

NEW 13” CEILING LIGHT FIXTURES LED	\$46.00 + .50 hr labor
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GENERAL (Replacement of):

Hardwired Smoke detectors	\$32.00 + .50 hr labor
10-Year Smoke detectors	\$36.00 + .50 hr labor
Combination Smoke & Carbon Monoxide detector	\$67.47 + .50 hr labor
VCT floor tile	\$2.23 each + 1 hr labor (1–5 tiles)
Hallway light fixture glass (Gridley-Biggs) LED	see invoice + .50 hr labor
Hallway light fixture glass (Gardella) LED	see invoice + .50 hr labor
Jelly jar light fixture glass (porch light) LED	\$45.00 +.50 labor
Electrical, cable or receptacle plates	\$1.00 + .25 hr labor

Light bulbs

LED Fluorescent 4’	\$15.01 + .25 hr labor (1-4 bulbs)
Compact fluorescent light – bi-pin	\$16.00 + .25 hr labor (1-4 bulbs)
Compact fluorescent light – twist	\$16.00 + .25 hr labor (1-4 bulbs)

LED light fixtures	see invoice
Telephone jack	\$3.00 + .50 hr labor
Clothes line for backyard	\$47.00 + 1 hr labor

OTHER:

Cleaning, as required	# hrs x \$58.79 or see cleaning vendor invoice** **Cleaning Vendor cost varies according to: Unit Bedroom Size and Light, Medium, or Heavy Cleaning required upon move-out (\$274.00 up to \$725.00 per unit & up) *** plus dump fees & actual labor cost @ \$58.79 per hour.
Carpet cleaning:	
1 bedroom	see invoice (range \$215.00 - \$273.00)
2 bedroom	see invoice (range \$258.00 - \$328.00)
Disinfecting	\$60.00 or see invoice
Stain Removal	see invoice
Repairs	see invoice
Pet Damage	see invoice
Carpet Replacement	Pro-rated useful life or see invoice
Interior Painting	Pro-rated useful life or see invoice
Interior Painting – Prep	# of hours x \$58.79
TV – Microwave disposal	\$25.00 each + # hours x \$58.79 + (see invoice)

Refrigerator disposal	\$35.00 each + # hours x \$58.79 + (see invoice)
Dump fees	see invoice
Appliance pickup	\$25.00 each + # hours x \$58.79 + (see invoice)
Sewage Line Clog – Resident Caused	# hours x \$58.79 or see invoice
Debris hauling	# hours x \$58.79 + (see invoice) dump fees
Lost keys (lost or broken)	\$17.00
Lock out (during work hours tenant must provide ID)	\$15.00
Lock out (after work hours – tenant must provide ID)	see vendor invoice
Complete exterior lock replacement (include re-key)	\$45.00
Complete interior lock replacement	\$30.00
Keys (additional)	\$6.00 + # hours x \$58.79
Re-key only (each lock)	\$30.00
Vehicle towing	# hours x \$58.79 or see vendor invoice
Mow & trim yard	# of hours x \$58.79 or see vendor invoice
Clean-up yard & disposal of items	# hours x \$58.79 or see vendor invoice
Damage due to smoking within unit	materials (see invoice) + # hours x \$58.79
Packing & storage of abandoned personal items after move-out	storage facility (see invoice) + # hours x \$58.79
Pests - general*	\$58.79 or see vendor invoice
Pests - bed bugs	varies \$400.00 or see vendor invoice

*Residents whose housekeeping habits cause pest infestation may be charged at the contractor's or maintenance personnel labor cost for pest control services per treatment.

*Residents may be assessed a charge (vendor invoice) if their unit is not properly prepared for scheduled pest control treatment in accordance with our Pest Control Company's preparation requirements. Residents may also be charged for missed pest control appointments when access to the unit is not provided as scheduled. Failure to comply with pest control preparation or access requirements may also result in a lease violation for non-compliance.

Items not identified above which could include, "Excessive cleaning and/or replacement of carpets, linoleum, tile, windows, appliances or repair of damage beyond normal wear and tear will be done at cost per receipt from our service vendor companies or maintenance personnel".

Other Misc Charges

Any City or County fines incurred by the HACB on a tenant's behalf for failure to comply with City or County ordinances shall be assessed directly to the tenant whose failure to comply is the basis for the fine.

Fees related to the Unlawful Detainer Process, (eviction) brought by the HACB against residents are charged and payable as follows:

Filing Fee for Summons and Complaint	Actual Cost
Attorney's Fees	Actual Cost
Process Service Fees for service of Summons & Complaint	Actual Cost
Sheriff Fees for service of execution for eviction	Actual Cost
Sheriff Fees for actual eviction	Actual Cost

Late Charges for unpaid rent will be \$25.00 if not paid by the 5th of each month.

Non-Sufficient Funds charge for returned checks will be \$25.00.



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
One Sansome Street, Suite 1200
San Francisco, California 94104-4430

August 7, 2026

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

VIA ELECTRONIC TRANSMISSION

Dear Commissioners:

The Department of Housing and Urban Development (HUD) conducted an on-site Independent Assessment (IA) of the Housing Authority of Butte County (HABC) for two days commencing on June 16, 2026. The Authority's public housing management operations and performance was assessed and scored for fiscal year end September 30, 2024 and received a Public Housing Assessment System (PHAS) designation of Troubled by HUD's Real Estate Assessment Center (REAC). The HUD Team reviewed financial and management subsystems including financial records, Board of Commissioner minutes, and other key documents; and conducted interviews with the Executive Director, Senior Staff, pertinent key staff, the Board Chairman and a Resident Board Commissioner. The results and determinations of the assessment are enclosed.

The results and determinations are to be used to develop a Recovery Agreement and Action Plan, as required by federal statute, stating factual determinations, proposing performance standards and timelines, and specifying remedies to achieve agreed-upon levels of improved performance. To assist the Housing Authority, recover from the Troubled Designation, HUD and the Housing Authority of Butte County will negotiate and execute the Recovery Agreement and Action Plan. HUD will contact the Housing Authority to schedule meetings to finalize the goals and parameters of the Plan for required improvement and successful recovery.

We appreciate the cooperation provided by the Housing Authority of Butte County during our assessment and future cooperation for improved management operations.

If you have any questions regarding this letter, please contact Allyson Weiyong Tang at (415) 489-6428 or via email at weiyong.tang@hud.gov.

Sincerely,

A handwritten signature in cursive script that reads "Rudy Rodriguez".

Rudy Rodriguez
Acting Director
Office of Public Housing

Enclosure

cc:

David Pittman, Board Chairman
Housing Authority of the County of Butte
2039 Forest Avenue
Chico, CA 95928

Rich Ober, Vice Board Chair
Housing Authority of the County of Butte
2039 Forest Avenue
Chico, CA 95928

Tim Merrill, Commissioner
Housing Authority of the County of Butte
2039 Forest Avenue
Chico, CA 95928

Bob Crowe, Commissioner
Housing Authority of the County of Butte
2039 Forest Avenue
Chico, CA 95928

Sarah Richter, Commissioner
Housing Authority of the County of Butte
2039 Forest Avenue
Chico, CA 95928

Paula "Jean" Snow, Tenant Commissioner
Housing Authority of the County of Butte
2039 Forest Avenue
Chico, CA 95928

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

COUNTY OF BUTTE HOUSING AUTHORITY
Recovery and Sustainability Assessment Results and Determinations
June 16-17, 2026

Executive Summary

Background

The Housing Authority of the County of Butte (HABC) is located in Northern California in the city of Chico. Butte County's population is 209,211. The Housing Authority administers, owns or manages Housing and Urban Development (HUD) programs, a Department of Agriculture (USDA) Farm Labor Program, Bond Financed housing, an affordable housing development corporation, and a management corporation. The PHA maintains multiple open waiting lists which are purged annually.

HUD, Public and Indian Housing (PIH) programs include Low Income Public Housing, Housing Choice Voucher Program (TBV, FUP, FYI, EHV, VASH and PBV), federally funded with Operating and Capital Funds and Family Self-Sufficiency (FSS) grants.

The current Housing Authority Executive Director (ED), Larry Guanzon, was appointed in July 2024. After the resignation of the former ED, Larry was promoted to the Deputy Director and Housing Manager position. The ED is supported by his senior leadership team: the Deputy Director, Tamra Young; the contracted Chief Financial Officer (CFO), Marco Cruz. The Public Housing Manager Juan Meza.

On July 1, 2023, the Housing Authority of Butte County received Public Housing Assessment System (PHAS) Substandard Financial designation. On May 29, 2025, the Housing Authority's PHAS designation was lowered to Troubled. The Housing Authority received substandard designations in both the Financial Assessment Subsystem (FASS) and the Management Assessment Subsystem (MASS) and. The PHAS scores are below:

PHA Score Report for Fiscal Year 2023					
PHA Code:	CA043	PHA Name:	COUNTY-OF-BUTTE-HSG-AUTH	Fiscal Year End:	09/30
PHAS Score:	55	Designation Status:	Troubled	PHAS Status:	Released
Select a PHAS indicator to view details relating to the composite score.					
PHAS Indicator	Original Score	Maximum Score	Indicator/PHAS Explanation		
Physical	34	40	Explanation		
Financial	0	25	Explanation		
Management	14	25	Explanation		
Capital Fund	7	10	Explanation		
PHAS Total Score	55	100	Explanation		

Governance

The Housing Authority of the County of Butte has seven commissioners. The Butte County Board of Supervisors appoints the non-resident Housing Authority Board of Commissioners based on geographical/political districts. The Commissioners serve two-year terms.

The Board consists of the Chair and Vice Chair and five (5) Commissioners. The Chair has been appointed to the Board for 12 years, the Vice Chair having 7 years and the remaining Commissioners range from four years to less than 7 months.

The Board has demonstrated that they did not provide sufficient oversight of the Authority in their role to govern. The Board is the legally and financially responsible governing body of the Authority and the first line of accountability for the PHA's performance. The Board's lack of oversight aided in the substandard performance of the Authority and resulted in the overall troubled designation. Additionally, the Board's lack of training and understanding of the Authority's regulatory mandates for performance, such as PHAS ratings, impacts the level of oversight the Board can provide.

This is demonstrated by the repeated failure of Butte County Housing Authority to meet HUD regulatory mandates and annually submit and correct unaudited and audited submissions within a timely manner. Additionally, as part of the Troubled designation, the Authority also received a substandard Management score for occupancy and allowable unit vacancies for the fiscal year.

The Board of Commissioners' lack of training and understanding of their role to govern significantly contributed to the poor performance of the previous Executive Director and the overall performance of the agency.

Finance

During the rating period, the Housing Authority did not have established internal financial controls or proficient fiduciary supervision to accurately manage and record the financial condition of the agency. The Authority demonstrated the inability to reconcile accounts, untimely financial report submissions, and multiple repeat findings. Auditors stated the delay in submitting the report was due to a lack of adequate internal controls to monitor the audit progress and ensure timely submission. Two findings were identified in the fiscal year end 2021 audit. Finding 2021-001 and 2021-002 were repeated findings in the 2022, 2023 and 2024 audits. Although finding 2021-002, Financial Close and Reporting, was closed in the Financial Statements & Independent Auditors' Report for the fiscal year ended September 30, 2025, finding 2021-001 remains open.

The previous CFO, Hope Stone, held the position from 2021 through May of 2025. The lack of fiduciary internal controls during this time largely contributed to the Authority's Troubled designation.

The Authority made a software change in 2021 and did not utilize the financial functions of the new system. Since internal controls were not established relevant to the new system and significant changes in procedures were not implemented, there was no improvement to financial oversight. The Authority then purchased a second financial system at the suggestion of the former CFO again failing to create internal controls to meet regulatory mandates.

The Board and Executive Director delayed corrective action and discharged the former Chief Financial Officer (CFO) June 2025. The CFO did not have the ability to perform their duties evident by the following:

- Accounts were unable to be reconciled;
- Unsatisfactory performance and not meeting the roles and responsibilities of the position: The PHA converted to the YARDI software system and did not implement the financial module of the system for improved financial monitoring and reporting. The former CFO continued to be unsuccessful and later recommended purchasing the MIP software for success. The former CFO continued to lack the capability to meet federal mandates.
- Audit Finding 2021-001 and 2021-002 remained open during their tenure without the required Corrective Action Plan in the audit.

The previous Executive Director lacked the Management capabilities to promptly take corrective action for the poor performance of the previous CFO and allowed the late reporting to continue for multiple years. Additionally, the previous Executive Director significantly delayed and failed to promptly inform the Board of the CFO's substandard performance.

The Board of Commissioners, lacking the training and understanding of their role as the governing body, did not take action to investigate and directly address the poor performance of the Authority and the root cause of the failure. Although selected Board members do attend some annual training, additional training should be required to strengthen the governing body.

Management

The Butte County Housing Authority also lacked acceptable oversight for PHAS Management Indicator for FYE 2023. Although the Authority was designated an overall rating of Troubled for a Financial Late Presumptive Failure, the Authority did not effectively manage their Public Housing portfolio as demonstrated by the low occupancy levels resulting in a Substandard rating for Management.

The Executive Director explained that numerous staff transitions have occurred over the past two years. Improved management oversight began with the promotion of Juan Meza to Public Housing Manager. In 2024, the PH Manager hired a new maintenance manager and new PH intake specialist. Additional explanation for low occupancy was directly related to the prior intake specialist's lack of urgency and unwillingness to accept assistance from other staff members.

The Board, lacking the training and understanding of their role as the governing body, did not take action to investigate and directly address the poor performance of the Authority and the root cause of the failure.

Corrective Actions Taken by the Housing Authority of Butte County

Below is a list of corrective actions taken by the Authority for improved performance:

- Hired Larry Guanzon, a 17-year employee and former Deputy Director and Housing Director, to the position of Executive Director who has taken the management lead of the Authority to include strategic action for accountability and improved performance.
- Promoted Tamra Young, 25-year employee, to the position of Deputy Director. The Deputy Director regularly meets with all Department Managers and requires the reporting and tracking of the Authority's key performance indicators for improved performance and future success of the agency.
- Promoted Juan Meza, former Maintenance Manager, to the position of Public Housing Manager who monitors and reports on the management operations of the public housing admissions and maintenance staff.
- Contracted Marco Cruz to the interim Chief Financial Officer, to evaluate the structure of the Finance Department and create structured financial internal controls for improved financial reporting obligations. He will remain contracted until the successful hire and transition of the pending hire of a new CFO.
- Promoted Scott Martin, a Maintenance staff member, to the position of Maintenance Supervisor to maintain continuity within the Maintenance Department.
- Hired Luz Lopez, to the position of PH Intake Specialist, for improved waiting list intake and increased admission processing.
- Establishing Internal control and policies for improved financial and management oversight

August 20, 2026

MEMO

To: Board of Commissioners

From: Marco Cruz, CFO Consultant
Taylor Gonzalez, Project Manager
Larry Guanzon, Executive Director

Subject: 5.1 HACB Resolution No. -Adoption of FYE 2027 Bond Budgets

Please find the proposed FY 2026-27 Operating Budgets for the six (6) 2020A Bond Properties for October 1, 2026 thru September 30, 2027.

The budgets were prepared by RSC Associates, Inc. 3rd party property management in coordination with HACB management.

The Bond budgets are presented in advance of the HACB Consolidated Operating Budget in order to meet Bond Indenture requirements.

(The FY 2026 - 27 HACB Consolidated Operating Budget will be presented to the Board not later than the September Board meeting.)

Recommendation: motion to approve Resolution No. 5001

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 5001

APPROVAL OF FISCAL YEAR 2027 BUDGET
FOR THE
HOUSING AUTHORITY SERIES 2020A BOND PROGRAM

WHEREAS, the Housing Authority of the County of Butte (HACB) owns and operates six (6) multi-family apartment properties, including 146 units of affordable housing, which were used to underwrite the 2020A bond issuance, such properties including the Alamont Apartments, Chico; Cordillera/Cameo Apartments, Chico; Lincoln Apartments, Chico; Locust Apartments, Chico; Evanswood Apartments, Oroville; and Park Place Apartments, Oroville; and

WHEREAS, the HACB annually establishes and approves an Operating Budget for operation of its bond-financed properties; and

WHEREAS, the Operating Budget addresses and budgets anticipated expenses and revenues of the HACB in the operation and administration of its multi-family bond-financed property program for the fiscal year extending from October 1, 2026 through September 30, 2027; and

WHEREAS, the HACB has drafted a proposed Operating Budget for its multi-family bond-financed properties for the 2027 Fiscal Year; and

WHEREAS, the draft Operating Budget has been determined to be in the best interest of the HACB, its multi-family portfolio used to underwrite its 2020A bond issuance, and the tenants served;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte (HACB) to hereby accept and authorize the Fiscal Year 2027 Operating Budget, attached to and made a part of this Resolution No. 5001, for its for its multi-family properties, including Alamont Apartments, Chico; Cordillera/Cameo Apartments, Chico; Lincoln Apartments, Chico; Locust Apartments, Chico; Evanswood Apartments, Oroville; and Park Place Apartments, Oroville.

Dated: August 20, 2026.

David W. Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

OPERATING BUDGETS FOR EACH PROJECT & COMBINED PROJECTS

Fiscal Year 2026/2027

	Locust Street Apts.	Park Place Apts.	Lincoln Apts.	Alamont Apts	Evanswood Estates	Cordillera Apts	FY 26-27 Budget Projects Combined	FY 25-26 Budget Projects Combined
Income								
Total Rental Income	\$102,743.00	\$400,357.00	\$219,396.00	\$433,160.00	\$542,918.00	\$261,993.00	\$1,960,567.00	\$1,909,330.00
Miscellaneous Income	2,497.00	7,102.00	7,312.00	7,372.00	11,182.00	3,262.00	38,727.00	39,797.00
Less Vacancy and Credit Loss	-3,300.00	-20,900.00	-17,520.00	-27,840.00	-31,650.00	-25,425.00	-126,635.00	-125,161.00
Effective Gross Income (EGI)	\$101,940.00	\$386,559.00	\$209,188.00	\$412,692.00	\$522,450.00	\$239,830.00	\$1,872,659.00	\$1,823,966.00
Expenses								
Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	5,100.00	17,088.00	9,072.00	11,520.00	29,136.00	11,328.00	83,244.00	80,796.00
Utilities	7,415.00	49,764.00	21,388.00	39,493.00	40,558.00	30,672.00	189,290.00	195,751.00
Repairs & Maintenance	9,700.00	25,020.00	20,050.00	31,095.00	33,225.00	19,800.00	138,890.00	133,320.00
Landscaping	10,951.00	14,500.00	6,918.00	12,285.00	0.00	12,441.00	57,095.00	48,686.00
Turnover Expenses	7,890.00	35,690.00	18,950.00	20,760.00	39,250.00	13,825.00	136,365.00	136,365.00
Management Fee	8,114.00	25,670.00	14,801.00	29,345.00	32,466.00	15,999.00	126,395.00	95,557.00
General Administrative	6,930.00	19,528.00	12,457.00	16,433.00	105,970.00	18,806.00	180,124.00	192,401.00
Total Operating Expenses	\$56,100.00	\$187,260.00	\$103,636.00	\$160,931.00	\$280,605.00	\$122,871.00	\$911,403.00	\$882,876.00
Total Expenses as % of EGI	55.0%	48.4%	49.5%	39.0%	53.7%	51.2%	48.7%	48.4%
Net Operating Income (NOI)	\$45,840.00	\$199,299.00	\$105,552.00	\$251,761.00	\$241,845.00	\$116,959.00	\$961,256.00	\$941,090.00
Debt Service Payable	\$35,964.00	\$143,868.00	\$64,740.00	\$107,892.00	\$100,704.00	\$71,932.00	\$525,100.00	\$517,800.00
Replacement Reserve Transfer	3,000.00	12,000.00	5,400.00	9,000.00	8,400.00	6,000.00	43,800.00	43,800.00
Capital Improvements	6,400.00	20,900.00	12,800.00	42,540.00	37,300.00	38,017.00	157,957.00	161,084.00
Total Capital and Financial	\$45,364.00	\$176,768.00	\$82,940.00	\$159,432.00	\$146,404.00	\$115,949.00	\$726,857.00	\$722,684.00
CASH FLOW	\$476.00	\$22,531.00	\$22,612.00	\$92,329.00	\$95,441.00	\$1,010.00	\$234,399.00	\$218,406.00
Debt Service Coverage Ratio	1.27	1.39	1.63	2.33	2.40	1.63	1.83	1.82

Required Net Debt Service Coverage Ratio per 2020A Bond Regulatory Documents: 1.20

August 13, 2026

MEMO

To: HACB Board of Commissioners

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

Subject: Agenda Item No. 5.2 Utility Allowances:

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

The HACB has completed its annual review of Utility Allowances (UA's), used for administration of HACB's Public Housing, Section 8 and other rental assistance programs where tenant rent and utility obligations are considered. The 2026/2027 Utility Allowance review was completed under contract by US Housing Consultants LLC. USHC uses a blended methodology to develop the UA's, combining "engineering-based" and "consumption-based" approaches to arrive at conclusions. Utility Allowances must be reviewed annually, and must be adjusted if there is an increase or decrease of more than 10%.

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

The HCV area wide study revealed that basic electricity, natural gas and sewer rates all have a nominal increase over all areas. Propane has decreased by 15%, but affects a very small fraction of program participants. The noteworthy changes include water charges for Butte County, which have increased by more than 10% with the largest hike for Durham residents. Trash services have increased by more than 6%. Overall, there is a clear increase in utilities which will have a slight impact on program participants regarding affordability and a slight impact on the program costs in regard to rental assistance. The higher the Utility Allowance, the higher the Housing Assistance Payment.

The Public Housing Utility Allowances for the Gridley and Biggs areas are higher than the prior year, primarily due to the increases in electricity and water/sewer rates. Conversely, the Utility Allowances for the Chico and Oroville properties are lower than the prior year as a result of the decreases in electricity and water/sewer rates. The only exception is the (3) bedroom townhouses on Gardella Ave., Casey Ct., and 7th St. in Oroville where the Utility Allowances remained the same as the prior year.

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

Following are the proposed Monthly Utility Allowances.

Gridley Farm Labor UA's are to be implemented after Board and USDA approval, as of October 1, 2026.

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

Recommended is a motion to adopt Utility Allowances as proposed for the upcoming 2026/2027-year, effective January 1, 2027 for the Public Housing program, and October 1, 2026 for the Section 8 HCV Program.



July 13, 2026

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

Re: FY2027 Public Housing Program Utility Allowance Estimates

Dear Mr. Guanzon,

Enclosed are the updated utility allowance estimates for the Public Housing Program. The revised allowances reflect current utility rates, existing building conditions, and estimated consumption for energy-conservative households in accordance with HUD utility allowance methodology.

Utility allowance calculations were completed for each architectural configuration by bedroom size. To ensure the allowances are adequate for all residents, the highest-cost configuration for each bedroom size has been selected as the applicable resident allowance.

The heating consumption amounts have been updated to reflect the installation of high-efficiency HVAC systems that have been replaced over the past two years in the Winston Gardens community.

As in previous years, the water and sewer consumption allowance estimates are being provided for the Authority's consideration, if the authority wishes to implement individual water metering or establish a billing program for excess resident utility consumption in the future.

Please let me know if you have any questions or need additional information.

Sincerely,

Benita Barrett

Benita Barrett,
Director of Public Housing Services, Asset Management

Enclosure(s)

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

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

FY 2027

CA 43-1A, Gridley				
	Electricity	Natural Gas	Water/Sewer	Total
2 Bedroom	50.00	64.00	63.00	\$ 177.00
3 Bedroom	54.00	75.00	64.00	\$ 193.00
4 Bedroom	58.00	90.00	66.00	\$ 214.00

CA 43-1B, Gridley				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom ADA	60.00	36.00	62.00	\$ 158.00
2 Bedroom	49.00	64.00	63.00	\$ 176.00
3 Bedroom	54.00	75.00	64.00	\$ 193.00
4 Bedroom	58.00	90.00	66.00	\$ 214.00
5 Bedroom	63.00	102.00	67.00	\$ 232.00

CA 43-2A, Biggs				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom ADA	59.00	36.00	153.00	\$ 248.00
2 Bedroom	47.00	64.00	153.00	\$ 264.00
3 Bedroom	52.00	75.00	153.00	\$ 280.00
4 Bedroom	57.00	90.00	153.00	\$ 300.00

CA 43-2B, Biggs				
	Electricity	Natural Gas	Water/Sewer	Total
2 Bedroom	47.00	64.00	153.00	\$ 264.00
3 Bedroom	52.00	75.00	153.00	\$ 280.00

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

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

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

FY 2027

CA 43-3, Chico				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom	43.00	51.00	50.00	\$ 144.00
2 Bedroom	45.00	62.00	53.00	\$ 160.00
3 Bedroom	50.00	73.00	55.00	\$ 178.00
4 Bedroom	56.00	87.00	59.00	\$ 202.00

CA 43-3, Chico - ADA				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom	58.00	35.00	50.00	\$ 143.00
2 Bedroom	67.00	43.00	53.00	\$ 163.00
3 Bedroom	75.00	51.00	55.00	\$ 181.00

CA 43-4, Gridley				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom	47.00	52.00	62.00	\$ 161.00
2 Bedroom	50.00	64.00	63.00	\$ 167.00
3 Bedroom	54.00	75.00	64.00	\$ 193.00
4 Bedroom	58.00	90.00	66.00	\$ 214.00

CA 43-10, Winston Gardens			
	Electricity	Natural Gas	Total
1 Bedroom	92.00	30.00	\$ 122.00
2 Bedroom	110.00	37.00	\$ 147.00

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

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

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

FY 2027

CA 43-13, Rhodes Terrace and Shelton Oaks				
	Electricity	Natural Gas	Water	Total
2 Bedroom	43.00	55.00	53.00	\$ 151.00
3 Bedroom	49.00	64.00	55.00	\$ 168.00

CA 43-14, Oroville				
	Electricity	Natural Gas	Water	Total
3 Bedroom	50.00	69.00	53.00	\$ 172.00

CA 43-15, Oroville				
	Electricity	Natural Gas	Water	Total
3 Bedroom	50.00	65.00	47.00	\$ 162.00

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

July 10, 2026

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

Re: FY2027 HCV Utility Allowance Estimates

Dear Mr. Guanzon,

Enclosed for your review is the updated utility allowances schedule for the Housing Choice Voucher program.

The revised allowances are intended to reasonably reflect tenant-paid costs based on current rate schedules and typical consumption patterns by bedroom size for the authority's jurisdiction.

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

Sincerely,

Benita Barrett

Benita Barrett,
Director of Public Housing Services, Asset Management

Enclosure(s)

Utility Allowances Schedule
See Public Reporting and Instructions on back

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

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

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

Locality/PHA Housing Authority of the County of Butte Biggs Water Area			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	25	31	38	47	55	59
	Bottled Gas	42	53	63	81	94	102
	Electric	32	35	45	51	59	67
	Electric - Heat Pump	27	30	38	44	50	57
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	8	9	10	11	12	13
	Electric	14	16	19	21	23	25
Other Electric		36	47	56	68	80	94
Air Conditioning	Refrigerated Air	15	18	24	27	31	36
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	25	26	35	47	58	68
	Electric - Heat Pump	19	19	27	35	44	51
Water	Biggs	67	67	67	67	67	67
Sewer	Biggs	86	86	86	86	86	86
Trash Collection		44	44	44	44	44	44
Other -specify Customer Charge	Electric	8	8	8	8	8	8
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		\$
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		\$

Previous versions are obsolete.

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Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Biggs Water Area		Unit Type Manufactured/Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	23	29	35	44	51	55
	Bottled Gas	39	49	59	75	87	94
	Electric	29	33	41	48	55	63
	Electric - Heat Pump	27	30	38	44	50	57
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	8	9	10	11	12	13
	Electric	14	16	19	21	23	25
Other Electric		36	47	56	68	80	94
Air Conditioning	Refrigerated Air	15	18	24	27	31	36
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	25	26	35	47	58	68
	Electric - Heat Pump	19	19	27	35	44	51
Water	Biggs	67	67	67	67	67	67
Sewer	Biggs	86	86	86	86	86	86
Trash Collection		44	44	44	44	44	44
Other -specify Customer Charge	Electric	8	8	8	8	8	8
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Houshold Name					Utility/Service/Appliance		Allowance
					Heating		\$
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		\$

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

Locality/PHA Housing Authority of the County of Butte Biggs Water Area			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	26	32	40	46	50	
	Bottled Gas	35	45	54	68	79	86	
	Electric	26	29	37	43	49	57	
	Electric - Heat Pump	22	25	32	37	42	48	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	16	18	20	23	25	
Other Electric		36	47	56	68	80	94	
Air Conditioning	Refrigerated Air	15	18	24	27	31	36	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	25	26	35	47	58	68	
	Electric - Heat Pump	19	19	27	35	44	51	
Water	Biggs	67	67	67	67	67	67	
Sewer	Biggs	86	86	86	86	86	86	
Trash Collection		44	44	44	44	44	44	
Other -specify	Electric	8	8	8	8	8	8	
Customer Charge	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Houshold Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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

Locality/PHA Housing Authority of the County of Butte Biggs Water Area		Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	19	24	30	37	43	47
	Bottled Gas	33	42	50	64	75	81
	Electric	25	28	35	41	47	54
	Electric - Heat Pump	21	23	30	34	40	46
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	8	9	10	11	12	13
	Electric	14	16	18	20	23	25
Other Electric		36	47	56	68	80	94
Air Conditioning	Refrigerated Air	15	18	24	27	31	36
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	25	26	35	47	58	68
	Electric - Heat Pump	19	19	27	35	44	51
Water	Biggs	67	67	67	67	67	67
Sewer	Biggs	86	86	86	86	86	86
Trash Collection		44	44	44	44	44	44
Other -specify Customer Charge	Electric	8	8	8	8	8	8
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Houshold Name					Utility/Service/Appliance	Allowance	
					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Range/Microwave					Refrigerator		
					Total		

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

Locality/PHA Housing Authority of the County of Butte Chico Water Area		Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	25	31	38	47	55	59
	Bottled Gas	42	53	63	81	94	102
	Electric	33	36	46	53	61	70
	Electric - Heat Pump	28	31	39	45	52	60
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	8	9	10	11	12	13
	Electric	15	17	19	22	24	26
Other Electric		38	49	58	70	83	98
Air Conditioning	Refrigerated Air	16	18	25	28	33	37
	Evaporative Cooling	3	3	4	5	6	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	26	27	37	49	60	70
	Electric - Heat Pump	19	20	28	37	45	53
Water	Chico	32	33	35	37	44	48
Sewer	Chico	32	32	35	38	41	43
Trash Collection - Waste Management		44	44	44	44	44	44
Other -specify Customer Charge	Electric	6	6	6	6	6	6
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		\$
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		\$

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

Locality/PHA Housing Authority of the County of Butte Chico Water Area			Unit Type Manufactured/Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	23	29	35	44	51	55	
	Bottled Gas	39	49	59	75	87	94	
	Electric	30	34	43	49	57	65	
	Electric - Heat Pump	28	31	39	45	52	60	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	15	17	23	26	30	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
Water	Chico	28	29	30	30	34	38	
Sewer	Chico	31	31	34	36	40	42	
Trash Collection - Waste Management		44	44	44	44	44	44	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Houshold Name					Utility/Service/Appliance		Allowance	
					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

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

Locality/PHA Housing Authority of the County of Butte Chico Water Area			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	20	26	32	40	46	50
	Bottled Gas	35	45	54	68	79	86
	Electric	27	30	39	45	51	59
	Electric - Heat Pump	23	26	33	38	44	50
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	8	9	10	11	12	13
	Electric	14	17	19	21	23	26
Other Electric		38	49	58	70	83	98
Air Conditioning	Refrigerated Air	14	16	21	24	28	32
	Evaporative Cooling	3	3	4	5	6	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	26	27	37	49	60	70
	Electric - Heat Pump	19	20	28	37	45	53
Water	Chico	28	29	30	30	34	38
Sewer	Chico	31	31	34	36	40	42
Trash Collection - Waste Management		44	44	44	44	44	44
Other -specify	Electric	6	6	6	6	6	6
Customer Charge	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

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

Locality/PHA Housing Authority of the County of Butte Chico Water Area		Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	19	24	30	37	43	47
	Bottled Gas	33	42	50	64	75	81
	Electric	26	29	37	42	48	56
	Electric - Heat Pump	22	24	31	36	41	47
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	8	9	10	11	12	13
	Electric	14	17	19	21	23	26
Other Electric		38	49	58	70	83	98
Air Conditioning	Refrigerated Air	13	15	20	23	26	30
	Evaporative Cooling	3	3	4	5	6	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	26	27	37	49	60	70
	Electric - Heat Pump	19	20	28	37	45	53
Water	Chico	28	29	30	30	34	38
Sewer	Chico	31	31	34	36	40	42
Trash Collection - Waste Management		44	44	44	44	44	44
Other -specify	Electric	6	6	6	6	6	6
Customer Charge	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

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Locality/PHA Housing Authority of the County of Butte Durham Irrigation District		Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	25	31	38	47	55	59
	Bottled Gas	42	53	63	81	94	102
	Electric	33	36	46	53	61	70
	Electric - Heat Pump	28	31	39	45	52	60
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	8	9	10	11	12	13
	Electric	15	17	19	22	24	26
Other Electric		38	49	58	70	83	98
Air Conditioning	Refrigerated Air	16	18	25	28	33	37
	Evaporative Cooling	3	3	4	5	6	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	26	27	37	49	60	70
	Electric - Heat Pump	19	20	28	37	45	53
Water	Durham	46	46	49	51	54	56
Sewer	Chico	31	32	34	36	39	41
Trash Collection - Recology		40	40	40	40	40	40
Other -specify Customer Charge	Electric	6	6	6	6	6	6
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.							
Head of Household Name		Utility/Service/Appliance	Allowance				
		Heating	\$				
		Cooking					
		Other Electric					
Unit Address		Air Conditioning					
		Water Heating					
		Water					
		Sewer					
		Trash Collection					
Number of Bedrooms		Other					
		Range/Microwave					
		Refrigerator					
		Total	\$				

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

Locality/PHA Housing Authority of the County of Butte Durham Irrigation District		Unit Type Manufactured/Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	23	29	35	44	51	55
	Bottled Gas	39	49	59	75	87	94
	Electric	30	34	43	49	57	65
	Electric - Heat Pump	28	31	39	45	52	60
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	8	9	10	11	12	13
	Electric	15	17	19	22	24	26
Other Electric		38	49	58	70	83	98
Air Conditioning	Refrigerated Air	15	17	23	26	30	35
	Evaporative Cooling	3	3	4	5	6	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	26	27	37	49	60	70
	Electric - Heat Pump	19	20	28	37	45	53
Water	Durham	46	46	49	51	54	56
Sewer	Chico	31	32	34	36	39	41
Trash Collection - Recology		40	40	40	40	40	40
Other -specify Customer Charge	Electric	6	6	6	6	6	6
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating	\$	
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total	\$	

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Locality/PHA Housing Authority of the County of Butte Durham Irrigation District			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	26	32	40	46	50	
	Bottled Gas	35	45	54	68	79	86	
	Electric	27	30	39	45	51	59	
	Electric - Heat Pump	23	26	33	38	44	50	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	14	16	21	24	28	32	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
Water	Durham	46	46	49	51	54	56	
Sewer	Chico	31	32	34	36	39	41	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify	Electric	6	6	6	6	6	6	
Customer Charge	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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Locality/PHA Housing Authority of the County of Butte Durham Irrigation District			Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	19	24	30	37	43	47	
	Bottled Gas	33	42	50	64	75	81	
	Electric	26	29	37	42	48	56	
	Electric - Heat Pump	22	24	31	36	41	47	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	13	15	20	23	26	30	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
Water	Durham	46	46	49	51	54	56	
Sewer	Chico	31	32	34	36	39	41	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Houshold Name					Utility/Service/Appliance	Allowance		
					Heating			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
Range/Microwave					Refrigerator			
					Total			

Previous versions are obsolete.

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Utility Allowances Schedule

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

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

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

Locality/PHA Housing Authority of the County of Butte Gridley Water District		Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	25	31	38	47	55	59
	Bottled Gas	42	53	63	81	94	102
	Electric	32	36	45	52	60	69
	Electric - Heat Pump	27	30	39	44	51	59
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	8	9	10	11	12	13
	Electric -Gridley	14	17	19	21	24	26
Other Electric		37	48	57	69	81	96
Air Conditioning	Refrigerated Air	16	18	24	28	32	37
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	25	26	36	48	59	69
	Electric - Heat Pump	19	20	27	36	45	52
Water	Gridley	27	27	29	30	32	34
Sewer	Gridley	40	40	40	40	40	40
Trash Collection - Gridley		37	37	37	37	37	37
Other -specify Customer Charge	Electric	18	18	18	18	18	18
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		\$
Head of Houshold Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		\$

Previous versions are obsolete.

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

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

Locality/PHA Housing Authority of the County of Butte Gridley Water District		Unit Type Manufactured/Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	23	29	35	44	51	55
	Bottled Gas	39	49	59	75	87	94
	Electric	30	33	42	49	56	64
	Electric - Heat Pump	27	30	39	44	51	59
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	8	9	10	11	12	13
	Electric -Gridley	14	17	19	21	24	26
Other Electric		37	48	57	69	81	96
Air Conditioning	Refrigerated Air	15	17	23	26	30	34
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	25	26	36	48	59	69
	Electric - Heat Pump	19	20	27	36	45	52
Water	Gridley	27	27	29	30	32	34
Sewer	Gridley	40	40	40	40	40	40
Trash Collection - Gridley		37	37	37	37	37	37
Other -specify Customer Charge	Electric	18	18	18	18	18	18
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		\$
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		\$

Previous versions are obsolete.

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

Locality/PHA Housing Authority of the County of Butte Gridley Water District			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	26	32	40	46	50	
	Bottled Gas	35	45	54	68	79	86	
	Electric	27	30	38	44	51	58	
	Electric - Heat Pump	23	25	32	37	43	49	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric -Gridley	14	16	19	21	23	25	
Other Electric		37	48	57	69	81	96	
Air Conditioning	Refrigerated Air	13	16	21	24	27	31	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	25	26	36	48	59	69	
	Electric - Heat Pump	19	20	27	36	45	52	
Water	Gridley	27	27	29	30	32	34	
Sewer	Gridley	40	40	40	40	40	40	
Trash Collection - Gridley		37	37	37	37	37	37	
Other -specify Customer Charge	Electric	18	18	18	18	18	18	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

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

Locality/PHA Housing Authority of the County of Butte Gridley Water District			Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2026
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	19	24	30	37	43	47
	Bottled Gas	33	42	50	64	75	81
	Electric	25	28	36	41	48	55
	Electric - Heat Pump	22	24	31	35	40	46
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	8	9	10	11	12	13
	Electric -Gridley	14	16	19	21	23	25
Other Electric		37	48	57	69	81	96
Air Conditioning	Refrigerated Air	13	15	19	22	26	29
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	25	26	36	48	59	69
	Electric - Heat Pump	19	20	27	36	45	52
Water	Gridley	27	27	29	30	32	34
Sewer	Gridley	40	40	40	40	40	40
Trash Collection - Gridley		37	37	37	37	37	37
Other -specify Customer Charge	Electric	18	18	18	18	18	18
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Houshold Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

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(exp. (04/30/2026))

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

Locality/PHA Housing Authority of the County of Butte Magalia Water Area		Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	25	31	38	47	55	59
	Bottled Gas	42	53	63	81	94	102
	Electric	33	36	46	53	61	70
	Electric - Heat Pump	28	31	39	45	52	60
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	8	9	10	11	12	13
	Electric	15	17	19	22	24	26
Other Electric		38	49	58	70	83	98
Air Conditioning	Refrigerated Air	16	18	25	28	33	37
	Evaporative Cooling	3	3	4	5	6	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	26	27	37	49	60	70
	Electric - Heat Pump	19	20	28	37	45	53
Water	Paradise	62	64	81	93	111	123
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection - NRWS		46	46	46	46	46	46
Other -specify Customer Charge	Electric	6	6	6	6	6	6
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		\$
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		\$

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

Locality/PHA Housing Authority of the County of Butte Magalia Water Area			Unit Type Manufactured/Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	23	29	35	44	51	55	
	Bottled Gas	39	49	59	75	87	94	
	Electric	30	34	43	49	57	65	
	Electric - Heat Pump	28	31	39	45	52	60	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	15	17	23	26	30	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
Water	Paradise	62	64	81	93	111	123	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		46	46	46	46	46	46	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

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

Locality/PHA Housing Authority of the County of Butte Magalia Water Area		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	20	26	32	40	46	50
	Bottled Gas	35	45	54	68	79	86
	Electric	27	30	39	45	51	59
	Electric - Heat Pump	23	26	33	38	44	50
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	8	9	10	11	12	13
	Electric	14	17	19	21	23	26
Other Electric		38	49	58	70	83	98
Air Conditioning	Refrigerated Air	14	16	21	24	28	32
	Evaporative Cooling	3	3	4	5	6	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	26	27	37	49	60	70
	Electric - Heat Pump	19	20	28	37	45	53
Water	Paradise	62	64	81	93	111	123
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection - NRWS		46	46	46	46	46	46
Other -specify	Electric	6	6	6	6	6	6
Customer Charge	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

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

Locality/PHA Housing Authority of the County of Butte Magalia Water Area			Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	19	24	30	37	43	47	
	Bottled Gas	33	42	50	64	75	81	
	Electric	26	29	37	42	48	56	
	Electric - Heat Pump	22	24	31	36	41	47	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	13	15	20	23	26	30	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
Water	Paradise	62	64	81	93	111	123	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		46	46	46	46	46	46	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

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

Locality/PHA Housing Authority of the County of Butte Oroville Water Area		Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	25	31	38	47	55	59
	Bottled Gas	42	53	63	81	94	102
	Electric	33	36	46	53	61	70
	Electric - Heat Pump	28	31	39	45	52	60
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	8	9	10	11	12	13
	Electric-	15	17	19	22	24	26
Other Electric		38	49	58	70	83	98
Air Conditioning	Refrigerated Air	16	18	25	28	33	37
	Evaporative Cooling	3	3	4	5	6	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	26	27	37	49	60	70
	Electric - Heat Pump	19	20	28	37	45	53
Water	Oroville	50	50	53	56	65	72
	Thermalito	45	45	47	49	51	52
Sewer	Oroville	59	59	59	59	59	59
	Thermalito	59	59	59	59	59	59
Trash Collection - Recology		46	46	46	46	46	46
Other -specify Customer Charge	Electric	6	6	6	6	6	6
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		\$
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		\$

Previous versions are obsolete.

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

Locality/PHA Housing Authority of the County of Butte Oroville Water Area		Unit Type Manufactured/Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	23	29	35	44	51	55
	Bottled Gas	39	49	59	75	87	94
	Electric	30	34	43	49	57	65
	Electric - Heat Pump	28	31	39	45	52	60
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	8	9	10	11	12	13
	Electric	15	17	19	22	24	26
Other Electric		38	49	58	70	83	98
Air Conditioning	Refrigerated Air	15	17	23	26	30	35
	Evaporative Cooling	3	3	4	5	6	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	26	27	37	49	60	70
	Electric - Heat Pump	19	20	28	37	45	53
Water	Oroville	50	50	53	56	65	72
	Thermalito	45	45	47	49	51	52
Sewer	Oroville	59	59	59	59	59	59
	Thermalito	59	59	59	59	59	59
Trash Collection - Recology		46	46	46	46	46	46
Other -specify Customer Charge	Electric	6	6	6	6	6	6
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		\$
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		\$

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

Locality/PHA Housing Authority of the County of Butte Oroville Water Area			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	26	32	40	46	50	
	Bottled Gas	35	45	54	68	79	86	
	Electric	27	30	39	45	51	59	
	Electric - Heat Pump	23	26	33	38	44	50	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	14	16	21	24	28	32	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
Water	Oroville	50	50	53	56	65	72	
	Thermalito	45	45	47	49	51	52	
Sewer	Oroville	59	59	59	59	59	59	
	Thermalito	59	59	59	59	59	59	
Trash Collection - Recology		46	46	46	46	46	46	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

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Utility Allowances Schedule
See Public Reporting and Instructions on back

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

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

Locality/PHA Housing Authority of the County of Butte Oroville Water Area			Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	19	24	30	37	43	47	
	Bottled Gas	33	42	50	64	75	81	
	Electric	26	29	37	42	48	56	
	Electric - Heat Pump	22	24	31	36	41	47	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	13	15	20	23	26	30	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
Water	Oroville	50	50	53	56	65	72	
	Thermalito	45	45	47	49	51	52	
Sewer	Oroville	59	59	59	59	59	59	
	Thermalito	59	59	59	59	59	59	
Trash Collection - Recology		46	46	46	46	46	46	
Other -specify	Electric	6	6	6	6	6	6	
Customer Charge	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Houshold Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

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Utility Allowances Schedule

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

Locality/PHA Housing Authority of the County of Butte Paradise Water Area			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	25	31	38	47	55	59	
	Bottled Gas	42	53	63	81	94	102	
	Electric	33	36	46	53	61	70	
	Electric - Heat Pump	28	31	39	45	52	60	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	16	18	25	28	33	37	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
Water	Paradise	48	49	61	69	82	90	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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

Locality/PHA Housing Authority of the County of Butte Paradise Water Area			Unit Type Manufactured/Mobile Home				Date (mm/dd/yyyy) 10/01/2026
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	23	29	35	44	51	55
	Bottled Gas	39	49	59	75	87	94
	Electric	30	34	43	49	57	65
	Electric - Heat Pump	28	31	39	45	52	60
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	8	9	10	11	12	13
	Electric	15	17	19	22	24	26
Other Electric		38	49	58	70	83	98
Air Conditioning	Refrigerated Air	15	17	23	26	30	35
	Evaporative Cooling	3	3	4	5	6	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	26	27	37	49	60	70
	Electric - Heat Pump	19	20	28	37	45	53
Water	Paradise	48	49	61	69	82	90
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection - NRWS		49	49	49	49	49	49
Other -specify Customer Charge	Electric	6	6	6	6	6	6
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		\$
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		\$

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Locality/PHA Housing Authority of the County of Butte Paradise Water Area		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	20	26	32	40	46	50
	Bottled Gas	35	45	54	68	79	86
	Electric	27	30	39	45	51	59
	Electric - Heat Pump	23	26	33	38	44	50
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	8	9	10	11	12	13
	Electric	14	17	19	21	23	26
Other Electric		38	49	58	70	83	98
Air Conditioning	Refrigerated Air	14	16	21	24	28	32
	Evaporative Cooling	3	3	4	5	6	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	26	27	37	49	60	70
	Electric - Heat Pump	19	20	28	37	45	53
Water	Paradise	48	49	61	69	82	90
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection - NRWS		49	49	49	49	49	49
Other -specify Customer Charge	Electric	6	6	6	6	6	6
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance	
					Heating		
					Cooking		
					Other Electric		
Unit Address					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		

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

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt				10/01/2026	
Paradise Water Area							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	19	24	30	37	43	47
	Bottled Gas	33	42	50	64	75	81
	Electric	26	29	37	42	48	56
	Electric - Heat Pump	22	24	31	36	41	47
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	8	9	10	11	12	13
	Electric	14	17	19	21	23	26
Other Electric		38	49	58	70	83	98
Air Conditioning	Refrigerated Air	13	15	20	23	26	30
	Evaporative Cooling	3	3	4	5	6	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	26	27	37	49	60	70
	Electric - Heat Pump	19	20	28	37	45	53
Water	Paradise	48	49	61	69	82	90
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection - NRWS		49	49	49	49	49	49
Other -specify	Electric	6	6	6	6	6	6
Customer Charge	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

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July 10, 2026

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

Re: **FY2027 Area Wide High Efficiency HCV Utility Allowance Estimates**

Dear Mr. Guanzon,

Enclosed for your review are the updated High-Efficiency Utility Allowance Schedules for the Housing Choice Voucher Program serving **Butte** and Glenn Counties. These utility allowance estimates have been developed using current residential utility rate schedules and engineering-based consumption estimates applicable to the Authority's jurisdiction.

The allowance estimates assume energy-efficient building construction and systems, including ultra-high-efficiency HVAC equipment, low-emissivity (Low-E) windows with U-values below 0.50, tankless domestic hot water heaters, ENERGY STAR® certified appliances, and LED lighting. Water and sewer consumption estimates are based on high-efficiency plumbing fixtures, including 1.28-gallon-per-flush toilets, 1.5-gallon-per-minute showerheads, and low-flow aerators on all faucets and sinks.

These utility allowance estimates were prepared in accordance with HUD guidance and are intended to represent the reasonable monthly cost of tenant-paid utilities for energy-efficient dwelling units.

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

Sincerely,

Benita Barrett

Benita Barrett,
Director of Public Housing Services, Asset Management

Enclosure(s)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING

AND URBAN DEVELOPMENT

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. (04/30/2026))

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

Locality/PHA Housing Authority of the County of Butte Biggs Water Area - High Efficiency Allowances			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	19	22	26	28	
	Bottled Gas	19	22	31	37	44	46	
	Electric	26	31	42	51	58	63	
	Electric - Heat Pump	22	26	36	43	49	54	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	16	19	21	23	25	
Other Electric		26	28	35	39	47	52	
Air Conditioning	Refrigerated Air	14	17	23	27	32	33	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	14	16	26	30	36	42	
	Electric - Heat Pump	11	12	20	23	27	32	
Water	Biggs	67	67	67	67	67	67	
Sewer	Biggs	86	86	86	86	86	86	
Trash - Biggs		44	44	44	44	44	44	
Other -specify Customer Charge	Electric	8	8	8	8	8	8	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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Locality/PHA Housing Authority of the County of Butte Biggs Water Area - High Efficiency Allowances			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	17	21	29	34	41	43	
	Electric	24	28	39	47	54	59	
	Electric - Heat Pump	22	26	36	43	49	54	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	16	19	21	23	25	
Other Electric		26	28	35	39	47	52	
Air Conditioning	Refrigerated Air	14	17	23	27	32	33	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	14	16	26	30	36	42	
	Electric - Heat Pump	11	12	20	23	27	32	
Water	Biggs	67	67	67	67	67	67	
Sewer	Biggs	86	86	86	86	86	86	
Trash - Biggs		44	44	44	44	44	44	
Other -specify Customer Charge	Electric	8	8	8	8	8	8	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

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Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Biggs Water Area - High Efficiency Allowances			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	14	15	19	22	23	
	Bottled Gas	15	18	26	31	37	39	
	Electric	21	26	36	43	49	53	
	Electric - Heat Pump	18	22	30	36	41	45	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	16	18	20	23	25	
Other Electric		26	28	35	39	47	52	
Air Conditioning	Refrigerated Air	14	17	23	27	32	33	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	14	16	26	30	36	42	
	Electric - Heat Pump	11	12	20	23	27	32	
Water	Biggs	67	67	67	67	67	67	
Sewer	Biggs	86	86	86	86	86	86	
Trash - Biggs		44	44	44	44	44	44	
Other -specify Customer Charge	Electric	8	8	8	8	8	8	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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U.S. DEPARTMENT OF HOUSING
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Biggs Water Area - High Efficiency Allowances			Unit Type Flat/Garden/High Rise Apt			Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	13	14	17	21	22
	Bottled Gas	14	17	24	29	35	37
	Electric	20	24	33	40	46	50
	Electric - Heat Pump	17	20	28	34	39	43
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	8	9	10	11	12	13
	Electric	14	16	18	20	23	25
Other Electric		26	28	35	39	47	52
Air Conditioning	Refrigerated Air	14	17	23	27	32	33
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	8	9	14	18	21	24
	Electric	14	16	26	30	36	42
	Electric - Heat Pump	11	12	20	23	27	32
Water	Biggs	67	67	67	67	67	67
Sewer	Biggs	86	86	86	86	86	86
Trash - Biggs		44	44	44	44	44	44
Other -specify Customer Charge	Electric	8	8	8	8	8	8
	Natural Gas	4	4	4	4	4	4
Range		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

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

Locality/PHA Housing Authority of the County of Butte Chico Water Area--High Efficiency Allowances			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	19	22	26	28	
	Bottled Gas	19	22	31	37	44	46	
	Electric	27	32	44	53	60	66	
	Electric - Heat Pump	23	27	37	45	51	56	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Chico	32	32	34	35	37	39	
Sewer	Chico	31	32	33	35	37	39	
Trash - Recology		44	44	44	44	44	44	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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

Locality/PHA Housing Authority of the County of Butte Chico Water Area--High Efficiency Allowances			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	17	21	29	34	41	43	
	Electric	25	30	41	49	56	61	
	Electric - Heat Pump	23	27	37	45	51	56	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Chico	32	32	34	35	37	39	
Sewer	Chico	31	32	33	35	37	39	
Trash - Recology		44	44	44	44	44	44	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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

Locality/PHA Housing Authority of the County of Butte Chico Water Area--High Efficiency Allowances			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	14	15	19	22	23	
	Bottled Gas	15	18	26	31	37	39	
	Electric	22	27	37	44	51	55	
	Electric - Heat Pump	19	23	31	38	43	47	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Chico	32	32	34	35	37	39	
Sewer	Chico	31	32	33	35	37	39	
Trash - Recology		44	44	44	44	44	44	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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

Locality/PHA Housing Authority of the County of Butte Chico Water Area--High Efficiency Allowances			Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	14	17	21	22	
	Bottled Gas	14	17	24	29	35	37	
	Electric	21	25	35	42	48	52	
	Electric - Heat Pump	18	21	30	35	41	44	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Chico	32	32	34	35	37	39	
Sewer	Chico	31	32	33	35	37	39	
Trash - Recology		44	44	44	44	44	44	
Other -specify	Electric	6	6	6	6	6	6	
Customer Charge	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Houshold Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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

Locality/PHA Housing Authority of the County of Butte Durham Irrigation District--High Efficiency Allowances			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	14	21	23	28	33	35	
	Bottled Gas	19	22	31	37	44	46	
	Electric	27	32	44	53	60	66	
	Electric - Heat Pump	23	27	37	45	51	56	
Cooking	Natural Gas	7	7	8	8	9	10	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	6	6	11	13	16	18	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Durham	45	45	47	48	50	52	
Sewer	Chico	30	30	32	33	35	37	
Trash - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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Locality/PHA Housing Authority of the County of Butte Durham Irrigation District--High Efficiency Allowances			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	13	19	22	26	31	33	
	Bottled Gas	17	21	29	34	41	43	
	Electric	25	30	41	49	56	61	
	Electric - Heat Pump	23	27	37	45	51	56	
Cooking	Natural Gas	7	7	8	8	9	10	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	6	6	11	13	16	18	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Durham	45	45	47	48	50	52	
Sewer	Chico	30	30	32	33	35	37	
Trash - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance		Allowance	
					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Number of Bedrooms					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

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Locality/PHA Housing Authority of the County of Butte Durham Irrigation District--High Efficiency Allowances			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	12	17	19	23	28	29	
	Bottled Gas	15	18	26	31	37	39	
	Electric	22	27	37	44	51	55	
	Electric - Heat Pump	19	23	31	38	43	47	
Cooking	Natural Gas	6	6	7	8	9	9	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	6	6	11	13	16	18	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Durham	45	45	47	48	50	52	
Sewer	Chico	30	30	32	33	35	37	
Trash - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

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

Locality/PHA Housing Authority of the County of Butte Durham Irrigation District--High Efficiency Allowances			Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	16	18	22	26	28	
	Bottled Gas	14	17	24	29	35	37	
	Electric	21	25	35	42	48	52	
	Electric - Heat Pump	18	21	30	35	41	44	
Cooking	Natural Gas	6	6	7	8	9	9	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	6	6	11	13	16	18	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Durham	45	45	47	48	50	52	
Sewer	Chico	30	30	32	33	35	37	
Trash - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
Number of Bedrooms					Total			

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

Locality/PHA Housing Authority of the County of Butte Gridley Water Area--High Efficiency Allowances			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	19	22	26	28	
	Bottled Gas	19	22	31	37	44	46	
	Electric	26	31	43	52	59	64	
	Electric - Heat Pump	22	27	37	44	50	55	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	24	26	
Other Electric		27	29	36	40	48	54	
Air Conditioning	Refrigerated Air	14	17	23	27	32	34	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	26	31	37	43	
	Electric - Heat Pump	11	13	20	23	28	32	
Water	Gridley	27	27	28	29	30	31	
Sewer	Gridley	40	40	40	40	40	40	
Trash Collection	Gridley	37	37	37	37	37	37	
Other -specify Customer Charge	Electric	18	18	18	18	18	18	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

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Locality/PHA Housing Authority of the County of Butte Gridley Water Area--High Efficiency Allowances			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	17	21	29	34	41	43	
	Electric	24	29	40	48	55	60	
	Electric - Heat Pump	22	27	37	44	50	55	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	24	26	
Other Electric		27	29	36	40	48	54	
Air Conditioning	Refrigerated Air	14	17	23	27	32	34	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	26	31	37	43	
	Electric - Heat Pump	11	13	20	23	28	32	
Water	Gridley	27	27	28	29	30	31	
Sewer	Gridley	40	40	40	40	40	40	
Trash Collection	Gridley	37	37	37	37	37	37	
Other -specify Customer Charge	Electric	18	18	18	18	18	18	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

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Locality/PHA Housing Authority of the County of Butte Gridley Water Area--High Efficiency Allowances			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	14	15	19	22	23	
	Bottled Gas	15	18	26	31	37	39	
	Electric	22	26	36	43	50	54	
	Electric - Heat Pump	19	22	31	37	42	46	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	16	19	21	23	25	
Other Electric		27	29	36	40	48	54	
Air Conditioning	Refrigerated Air	14	17	23	27	32	34	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	26	31	37	43	
	Electric - Heat Pump	11	13	20	23	28	32	
Water	Gridley	27	27	28	29	30	31	
Sewer	Gridley	40	40	40	40	40	40	
Trash Collection	Gridley	37	37	37	37	37	37	
Other -specify Customer Charge	Electric	18	18	18	18	18	18	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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

Locality/PHA Housing Authority of the County of Butte Gridley Water Area--High Efficiency Allowances			Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	14	17	21	22	
	Bottled Gas	14	17	24	29	35	37	
	Electric	21	25	34	41	47	51	
	Electric - Heat Pump	18	21	29	35	40	43	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	16	19	21	23	25	
Other Electric		27	29	36	40	48	54	
Air Conditioning	Refrigerated Air	14	17	23	27	32	34	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	26	31	37	43	
	Electric - Heat Pump	11	13	20	23	28	32	
Water	Gridley	27	27	28	29	30	31	
Sewer	Gridley	40	40	40	40	40	40	
Trash Collection	Gridley	37	37	37	37	37	37	
Other -specify Customer Charge	Electric	18	18	18	18	18	18	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
Number of Bedrooms					Total			

Previous versions are obsolete.

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Utility Allowances Schedule

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

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

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

Locality/PHA Housing Authority of the County of Butte Magalia Water Area--High Efficiency Allowances			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	19	22	26	28	
	Bottled Gas	19	22	31	37	44	46	
	Electric	27	32	44	53	60	66	
	Electric - Heat Pump	23	27	37	45	51	56	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Magalia	59	59	70	78	91	99	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	46	46	46	46	46	46	
Other -specify Customer Charge	Electric - PG&E	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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

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

Locality/PHA Housing Authority of the County of Butte Magalia Water Area--High Efficiency Allowances			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	17	21	29	34	41	43	
	Electric	25	30	41	49	56	61	
	Electric - Heat Pump	23	27	37	45	51	56	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Magalia	59	59	70	78	91	99	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	46	46	46	46	46	46	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

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

Locality/PHA Housing Authority of the County of Butte Magalia Water Area--High Efficiency Allowances			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	14	15	19	22	23	
	Bottled Gas	15	18	26	31	37	39	
	Electric	22	27	37	44	51	55	
	Electric - Heat Pump	19	23	31	38	43	47	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Magalia	59	59	70	78	91	99	
Sewer	Not Applicable	0	0	0	0	0	0	
Trash Collection	NRWS	46	46	46	46	46	46	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name Unit Address Number of Bedrooms					Utility/Service/Appliance	Allowance		
					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

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(exp. (04/30/2026))

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

Locality/PHA Housing Authority of the County of Butte Magalia Water Area--High Efficiency Allowances			Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	14	17	21	22	
	Bottled Gas	14	17	24	29	35	37	
	Electric	21	25	35	42	48	52	
	Electric - Heat Pump	18	21	30	35	41	44	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Magalia	59	59	70	78	91	99	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	46	46	46	46	46	46	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

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U.S. DEPARTMENT OF HOUSING
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Oroville Water Area--High Efficiency Allowances			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	19	22	26	28	
	Bottled Gas	19	22	31	37	44	46	
	Electric	27	32	44	53	60	66	
	Electric - Heat Pump	23	27	37	45	51	56	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Oroville	49	49	51	53	55	58	
	Thermalito	45	45	47	49	51	52	
Sewer	Oroville	59	59	59	59	59	59	
	Thermalito	45	45	46	47	48	49	
Trash Collection	Recology	46	46	46	46	46	46	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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

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Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte Oroville Water Area--High Efficiency Allowances			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	17	21	29	34	41	43	
	Electric	25	30	41	49	56	61	
	Electric - Heat Pump	23	27	37	45	51	56	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Oroville	49	49	51	53	55	58	
	Thermalito	45	45	47	49	51	52	
Sewer	Oroville	59	59	59	59	59	59	
	Thermalito	45	45	46	47	48	49	
Trash Collection	Recology	46	46	46	46	46	46	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

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(exp. (04/30/2026))

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

Locality/PHA Housing Authority of the County of Butte Oroville Water Area--High Efficiency Allowances			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	14	15	19	22	23	
	Bottled Gas	15	18	26	31	37	39	
	Electric	22	27	37	44	51	55	
	Electric - Heat Pump	19	23	31	38	43	47	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Oroville	49	49	51	53	55	58	
	Thermalito	45	45	47	49	51	52	
Sewer	Oroville	59	59	59	59	59	59	
	Thermalito	45	45	46	47	48	49	
Trash Collection	Recology	46	46	46	46	46	46	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

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

Locality/PHA Housing Authority of the County of Butte Oroville Water Area--High Efficiency Allowances			Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	14	17	21	22	
	Bottled Gas	14	17	24	29	35	37	
	Electric	21	25	35	42	48	52	
	Electric - Heat Pump	18	21	30	35	41	44	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Oroville	49	49	51	53	55	58	
	Thermalito	45	45	47	49	51	52	
Sewer	Oroville	59	59	59	59	59	59	
	Thermalito	45	45	46	47	48	49	
Trash Collection	Recology	46	46	46	46	46	46	
Other -specify	Electric	6	6	6	6	6	6	
Customer Charge	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Houshold Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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

Locality/PHA Housing Authority of the County of Butte Paradise Water Area--High Efficiency Allowances			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	19	22	26	28	
	Bottled Gas	19	22	31	37	44	46	
	Electric	27	32	44	53	60	66	
	Electric - Heat Pump	23	27	37	45	51	56	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Paradise	46	46	53	59	68	73	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Houshold Name					Utility/Service/Appliance		Allowance	
					Heating		\$	
					Cooking			
					Other Electric			
Unit Address					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
Number of Bedrooms					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

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

Locality/PHA Housing Authority of the County of Butte Paradise Water Area--High Efficiency Allowances			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	17	21	29	34	41	43	
	Electric	25	30	41	49	56	61	
	Electric - Heat Pump	23	27	37	45	51	56	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Paradise	46	46	53	59	68	73	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

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

Locality/PHA Housing Authority of the County of Butte Paradise Water Area--High Efficiency Allowances			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	14	15	19	22	23	
	Bottled Gas	15	18	26	31	37	39	
	Electric	22	27	37	44	51	55	
	Electric - Heat Pump	19	23	31	38	43	47	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Paradise	46	46	53	59	68	73	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Houshold Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

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

Locality/PHA Housing Authority of the County of Butte Paradise Water Area--High Efficiency Allowances			Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	14	17	21	22	
	Bottled Gas	14	17	24	29	35	37	
	Electric	21	25	35	42	48	52	
	Electric - Heat Pump	18	21	30	35	41	44	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Paradise	46	46	53	59	68	73	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

July 10, 2026

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

Re: FY2027 HCV Utility Allowance Estimates – Glenn County

Dear Mr. Guanzon,

Enclosed for your review is the updated utility allowances schedule for the Housing Choice Voucher program for Glenn County.

The revised allowances are intended to reasonably reflect tenant-paid costs based on current rate schedules and typical consumption patterns by bedroom size for the Glenn County area.

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

Sincerely,

Benita Barrett

Benita Barrett,
Director of Public Housing Services, Asset Management

Enclosure(s)

Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

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

Locality/PHA			Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Orland Water Area			Single Family				10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	25	31	38	47	55	59	
	Bottled Gas	42	53	63	81	94	102	
	Electric	33	36	46	53	61	70	
	Electric - Heat Pump	28	31	39	45	52	60	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	16	18	25	28	33	37	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
Water	In-City	36	36	36	36	36	36	
	Out-City	73	73	73	73	73	73	
Sewer	In-City	35	35	35	35	35	35	
	Out-City	71	71	71	71	71	71	
Trash Collection - In City		49	49	49	49	49	49	
Trash Collection - County		49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

Locality/PHA Housing Authority of the County of Butte Glenn County-Orland Water Area			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2026
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	23	29	35	44	51	55
	Bottled Gas	39	49	59	75	87	94
	Electric	30	34	43	49	57	65
	Electric - Heat Pump	28	31	39	45	52	60
Cooking	Natural Gas	5	6	6	7	7	8
	Bottled Gas	8	9	10	11	12	13
	Electric	15	17	19	22	24	26
Other Electric		38	49	58	70	83	98
Air Conditioning	Refrigerated Air	16	18	25	28	33	37
	Evaporative Cooling	3	3	4	5	6	7
Water Heating	Natural Gas	20	20	25	30	36	41
	Bottled Gas	21	21	29	39	48	56
	Electric	26	27	37	49	60	70
	Electric - Heat Pump	19	20	28	37	45	53
Water	In-City	36	36	36	36	36	36
	Out-City	73	73	73	73	73	73
Sewer	In-City	35	35	35	35	35	35
	Out-City	71	71	71	71	71	71
Trash Collection - In City		49	49	49	49	49	49
Trash Collection - County		49	49	49	49	49	49
Other -specify	Electric	6	6	6	6	6	6
Customer Charge	Natural Gas	4	4	4	4	4	4
Range		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating	\$	
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Other		
					Range/Microwave		
					Refrigerator		
					Total	\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

Locality/PHA Housing Authority of the County of Butte Glenn County-Orland Water Area			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	26	32	40	46	50	
	Bottled Gas	35	45	54	68	79	86	
	Electric	27	30	39	45	51	59	
	Electric - Heat Pump	23	26	33	38	44	50	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	16	18	25	28	33	37	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
Water	In-City	36	36	36	36	36	36	
	Out-City	73	73	73	73	73	73	
Sewer	In-City	35	35	35	35	35	35	
	Out-City	71	71	71	71	71	71	
Trash Collection - In City		49	49	49	49	49	49	
Trash Collection - County		49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit. Head of Household Name					Utility/Service/Appliance	Allowance		
					Heating			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

Locality/PHA Housing Authority of the County of Butte Glenn County-Orland Water Area			Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	19	24	30	37	43	47	
	Bottled Gas	33	42	50	64	75	81	
	Electric	26	29	37	42	48	56	
	Electric - Heat Pump	22	24	31	36	41	47	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	16	18	25	28	33	37	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	36	36	36	36	36	36	
	Out-City	73	73	73	73	73	73	
Sewer	In-City	35	35	35	35	35	35	
	Out-City	71	71	71	71	71	71	
Trash Collection - In City		49	49	49	49	49	49	
Trash Collection - County		49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Houshold Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

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

Locality/PHA			Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Willows Water Area			Single Family				10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	25	31	38	47	55	59	
	Bottled Gas	42	53	63	81	94	102	
	Electric	33	36	46	53	61	70	
	Electric - Heat Pump	28	31	39	45	52	60	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	16	18	25	28	33	37	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
Water	Willows-Cal Water	49	50	54	57	65	74	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection - In City		49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

Locality/PHA Housing Authority of the County of Butte Glenn County-Willows Water Area			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	23	29	35	44	51	55	
	Bottled Gas	39	49	59	75	87	94	
	Electric	30	34	43	49	57	65	
	Electric - Heat Pump	28	31	39	45	52	60	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	16	18	25	28	33	37	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
Water	Willows-Cal Water	49	50	54	57	65	74	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection - In City		49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

Locality/PHA Housing Authority of the County of Butte Glenn County-Willows Water Area			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	26	32	40	46	50	
	Bottled Gas	35	45	54	68	79	86	
	Electric	27	30	39	45	51	59	
	Electric - Heat Pump	23	26	33	38	44	50	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	16	18	25	28	33	37	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
Water	Willows-Cal Water	49	50	54	57	65	74	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection - In City		49	49	49	49	49	49	
Other -specify	Electric	6	6	6	6	6	6	
Customer Charge	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

Locality/PHA Housing Authority of the County of Butte Glenn County-Willows Water Area			Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	19	24	30	37	43	47	
	Bottled Gas	33	42	50	64	75	81	
	Electric	26	29	37	42	48	56	
	Electric - Heat Pump	22	24	31	36	41	47	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		38	49	58	70	83	98	
Air Conditioning	Refrigerated Air	16	18	25	28	33	37	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	20	20	25	30	36	41	
	Bottled Gas	21	21	29	39	48	56	
	Electric	26	27	37	49	60	70	
	Electric - Heat Pump	19	20	28	37	45	53	
Water	Willows-Cal Water	49	50	54	57	65	74	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection - In City		49	49	49	49	49	49	
Other -specify	Electric	6	6	6	6	6	6	
Customer Charge	Natural Gas	4	4	4	4	4	4	
Range		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Houshold Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

July 10, 2026

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

Re: **FY2027 Area Wide High Efficiency HCV Utility Allowance Estimates**

Dear Mr. Guanzon,

Enclosed for your review are the updated High-Efficiency Utility Allowance Schedules for the Housing Choice Voucher Program serving Butte and **Glenn** Counties. These utility allowance estimates have been developed using current residential utility rate schedules and engineering-based consumption estimates applicable to the Authority's jurisdiction.

The allowance estimates assume energy-efficient building construction and systems, including ultra-high-efficiency HVAC equipment, low-emissivity (Low-E) windows with U-values below 0.50, tankless domestic hot water heaters, ENERGY STAR® certified appliances, and LED lighting. Water and sewer consumption estimates are based on high-efficiency plumbing fixtures, including 1.28-gallon-per-flush toilets, 1.5-gallon-per-minute showerheads, and low-flow aerators on all faucets and sinks.

These utility allowance estimates were prepared in accordance with HUD guidance and are intended to represent the reasonable monthly cost of tenant-paid utilities for energy-efficient dwelling units.

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

Sincerely,

Benita Barrett

Benita Barrett,
Director of Public Housing Services, Asset Management

Enclosure(s)

Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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

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

Locality/PHA Housing Authority of the County of Butte Glenn County-Orland Water Area--High Efficiency Allowances			Unit Type Single Family				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	19	22	26	28	
	Bottled Gas	19	22	31	37	44	46	
	Electric	27	32	44	52	60	66	
	Electric - Heat Pump	23	27	37	45	51	56	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		27	29	36	40	49	54	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	In-City	36	36	36	36	36	36	
	Out-City	73	73	73	73	73	73	
Sewer	In-City	35	35	35	35	35	35	
	Out-City	71	71	71	71	71	71	
Trash Collection	In-City	49	49	49	49	49	49	
	County	49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

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

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Locality/PHA Housing Authority of the County of Butte Glenn County-Orland Water Area--High Efficiency Allowances			Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	15	17	21	25	26	
	Bottled Gas	17	21	29	34	41	43	
	Electric	25	29	41	49	56	61	
	Electric - Heat Pump	23	27	37	45	51	56	
Cooking	Natural Gas	5	6	6	7	7	8	
	Bottled Gas	8	9	10	11	12	13	
	Electric	15	17	19	22	24	26	
Other Electric		27	29	36	40	49	54	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	In-City	36	36	36	36	36	36	
	Out-City	73	73	73	73	73	73	
Sewer	In-City	35	35	35	35	35	35	
	Out-City	71	71	71	71	71	71	
Trash Collection	In-City	49	49	49	49	49	49	
	County	49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Unit Address					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
Number of Bedrooms					Total		\$	

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Utility Allowances Schedule
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Locality/PHA Housing Authority of the County of Butte Glenn County-Orland Water Area-High Efficiency Allowances			Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2026	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	14	15	19	22	23	
	Bottled Gas	15	18	26	31	37	39	
	Electric	22	27	37	44	51	55	
	Electric - Heat Pump	19	23	31	38	43	47	
Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	16	19	21	23	26	
Other Electric		27	29	36	40	49	54	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	In-City	36	36	36	36	36	36	
	Out-City	73	73	73	73	73	73	
Sewer	In-City	35	35	35	35	35	35	
	Out-City	71	71	71	71	71	71	
Trash Collection	In-City	49	49	49	49	49	49	
	County	49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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Utility Allowances Schedule

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

AND URBAN DEVELOPMENT

(exp. (04/30/2026))

Office of Public and Indian Housing

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

Locality/PHA Housing Authority of the County of Butte			Unit Type Flat/Garden/High Rise Apt			Date (mm/dd/yyyy) 10/01/2026	
Glenn County-Orland Water Area--High Efficiency Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	13	14	17	21	22
	Bottled Gas	14	17	24	29	35	37
	Electric	21	25	35	42	48	52
	Electric - Heat Pump	18	21	30	35	41	44
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	8	9	10	11	12	13
	Electric	14	16	19	21	23	26
Other Electric		27	29	36	40	49	54
Air Conditioning	Refrigerated Air	14	17	23	28	33	35
	Evaporative Cooling	3	3	4	5	6	7
Water Heating	Natural Gas	5	5	9	10	12	14
	Bottled Gas	8	9	14	18	21	24
	Electric	15	17	27	31	38	44
	Electric - Heat Pump	11	13	20	24	28	33
Water	In-City	36	36	36	36	36	36
	Out-City	73	73	73	73	73	73
Sewer	In-City	35	35	35	35	35	35
	Out-City	71	71	71	71	71	71
Trash Collection	In-City	49	49	49	49	49	49
	County	49	49	49	49	49	49
Other -specify	Electric	6	6	6	6	6	6
Customer Charge	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

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Utility Allowances Schedule

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

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

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

Locality/PHA			Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte			Single Family				10/01/2026	
Glenn County-Willows Water Area-High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	11	17	19	22	26	28	
	Bottled Gas	19	22	31	37	44	46	
	Electric	27	32	44	53	60	66	
	Electric - Heat Pump	23	27	37	45	51	56	
Cooking	Natural Gas	5	6	6	7	7	8	
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Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Willows-Cal Wat	48	49	51	53	56	57	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection	In-City	49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

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Sewer	Paid By Owner	-	-	-	-	-	-
Trash Collection	In-City	49	49	49	49	49	49
Other -specify Customer Charge	Electric	6	6	6	6	6	6
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
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Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		\$
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		\$

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Cooking	Natural Gas	5	5	6	6	7	7	
	Bottled Gas	8	9	10	11	12	13	
	Electric	14	17	19	21	23	26	
Other Electric		27	29	36	40	49	55	
Air Conditioning	Refrigerated Air	14	17	23	28	33	35	
	Evaporative Cooling	3	3	4	5	6	7	
Water Heating	Natural Gas	5	5	9	10	12	14	
	Bottled Gas	8	9	14	18	21	24	
	Electric	15	17	27	31	38	44	
	Electric - Heat Pump	11	13	20	24	28	33	
Water	Willows-Cal Wat	48	49	51	53	56	57	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection	In-City	49	49	49	49	49	49	
Other -specify Customer Charge	Electric	6	6	6	6	6	6	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		10	10	10	10	10	10	
Refrigerator		12	12	12	12	12	12	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			

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Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	13	14	17	21	22
	Bottled Gas	14	17	24	29	35	37
	Electric	21	25	35	42	48	52
	Electric - Heat Pump	18	21	30	35	41	44
Cooking	Natural Gas	5	5	6	6	7	7
	Bottled Gas	8	9	10	11	12	13
	Electric	14	17	19	21	23	26
Other Electric		27	29	36	40	49	55
Air Conditioning	Refrigerated Air	14	17	23	28	33	35
	Evaporative Cooling	3	3	4	5	6	7
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	Electric	15	17	27	31	38	44
	Electric - Heat Pump	11	13	20	24	28	33
Water	Willows-Cal Wat	48	49	51	53	56	57
Sewer	Paid By Owner	-	-	-	-	-	-
Trash Collection	In-City	49	49	49	49	49	49
Other -specify Customer Charge	Electric	6	6	6	6	6	6
	Natural Gas	4	4	4	4	4	4
Range/Microwave		10	10	10	10	10	10
Refrigerator		12	12	12	12	12	12
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
Unit Address					Cooking		
Number of Bedrooms					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

July 13, 2026

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

Re: FY2027 HCV Utility Allowance Estimates

Dear Mr. Guanzon,

Enclosed are the Housing Authority of the County of Butte's updated Utility Allowance estimates for the Gridley Farm Labor Housing development.

These estimates assume there have been no changes to the building systems, building envelope, or other energy-related features of the development since the previous analysis.

For this update, the City of Gridley Schedule (R-1) Domestic Residential Rate was used to calculate electric allowance estimates. In previous years, the Life Support Rate (L-S) was utilized but this is only for those resident families that qualify for necessary medical equipment that requires a higher electric usage.

The electricity rates for the City of Gridley have remained unchanged since 2024.

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

Sincerely,

Benita Barrett

Benita Barrett,
Director of Public Housing Services, Asset Management

Enclosure(s)

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA
UTILITY ALLOWANCE ESTIMATES FOR THE
GRIDLEY FARM LABOR DEVELOPMENT
FY 2027**

Gridley Farm Labor Housing - Rehabbed Units			
	Electricity	Natural Gas	Total
1 Bedroom	72.00	42.00	\$ 114.00
2 Bedroom	77.00	49.00	\$ 126.00
3 Bedroom	112.00	74.00	\$ 186.00
4 Bedroom	120.00	78.00	\$ 198.00

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA
UTILITY ALLOWANCE ESTIMATES FOR THE
GRIDLEY FARM LABOR DEVELOPMENT
FY 2027**

Gridley Farm Labor Housing - Older Units			
	Electricity	Natural Gas	Total
2 Bedroom CB*	50.00	104.00	\$ 154.00
2 Bedroom Wood	48.00	88.00	\$ 136.00
3 Bedroom CB*	54.00	114.00	\$ 168.00
3 Bedroom Wood	54.00	107.00	\$ 164.00

*CB is concrete block construction building type

July 13, 2026

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

Re: FY2027 LIHTC Utility Allowance Estimates

Dear Mr. Guanzon,

Enclosed is a copy of the LIHTC utility allowance estimates which reflect current energy costs and existing building conditions for the developments.

The water and sewer consumption allowances are included for your review and consideration for future planning of installing individual metering of the developments.

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

Sincerely,

Benita Barrett

Benita Barrett,
Director of Public Housing Services, Asset Management

Enclosure(s)

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA
UTILITY ALLOWANCE ESTIMATES FOR THE
TAX CREDIT PROPERTIES
FY 2027**

1200 Park Avenue			
	Electricity	Natural Gas	Total
1 Bedroom	51.00	35.00	\$ 86.00
2 Bedroom Middle	58.00	45.00	\$ 103.00
2 Bedroom End	65.00	51.00	\$ 116.00

Chico Commons			
	Electricity	Natural Gas	Total
1 Bedroom	51.00	23.00	\$ 74.00
2 Bedroom	61.00	28.00	\$ 89.00
3 Bedroom	71.00	32.00	\$ 103.00

Walker Commons			
	Electricity	Natural Gas	Total
1 Bedroom	54.00	52.00	\$ 106.00

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA
UTILITY ALLOWANCE ESTIMATES FOR THE
TAX CREDIT PROPERTIES
FY 2027**

Gridley Springs			
	Electricity	Natural Gas	Total
1 Bedroom	71.00	39.00	\$ 110.00
2 Bedroom	78.00	49.00	\$ 127.00
3 Bedroom	86.00	56.00	\$ 142.00

Harvest Park Apartments			
	Electricity	Natural Gas	Total
1 Bedroom	50.00	26.00	\$ 76.00
2 Bedroom	58.00	32.00	\$ 90.00
3 Bedroom	66.00	38.00	\$ 104.00
4 Bedroom	76.00	45.00	\$ 121.00



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

August 20th, 2026

To: ALL PUBLIC HOUSING RESIDENTS

Subject: Public Housing Program – Notice of Proposed Utility Allowances, FY 2027

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

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

DATES AVAILABLE FOR REVIEW: August 21, 2026 to October 20, 2026.

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

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

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

The HACB will gather all comments received and review them at the close of the comment period, which is not sooner than 60 days from the date of this notice, or October 20, 2026. The HACB will respond to comments within twenty one (21) days of the close of the comment period. Written comments will be kept by the HACB and will be available for inspection by Public Housing residents.

PROPOSED EFFECTIVE DATE OF IMPLEMENTATION IS JANUARY 1, 2027.

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



Performance Evaluation – Larry Guanzon
Executive Director
Housing Authority of the County of Butte

August 20, 2026

Larry Guanzon has continued to demonstrate strong leadership, professionalism, and long-term strategic vision in his role as Executive Director of the Housing Authority of the County of Butte (HACB). During this evaluation period, Mr. Guanzon successfully guided multiple major affordable housing developments while maintaining operational oversight of an increasingly complex and expanding housing portfolio.

Among the most notable accomplishments was the successful completion of **Orchard View II in Gridley**, a 36-unit family housing development completed in partnership with TPC, as well as the completion of **Lincoln Senior Apartments in Oroville**, a 61-unit senior housing project that represents a significant contribution to affordable senior housing opportunities within the community. These developments required coordination among developers, contractors, funding agencies, local governments, and housing partners, and reflect Mr. Guanzon's ability to oversee complex projects from planning through completion.

Mr. Guanzon has also continued to demonstrate sound fiscal and strategic management by monitoring market conditions and evaluating the positioning and long-term viability of HACB properties including 1200 Park Avenue, Chico Commons, and Walker Commons. His continued oversight of these properties reflects an understanding of changing housing markets and the need to maintain sustainability and competitiveness within the affordable housing sector.

A key strength of Mr. Guanzon's leadership has been his accessibility and transparency with HACB staff and the Board of Commissioners. He has maintained open communication, encouraged collaboration, and fostered a workplace environment built on professionalism, accountability, and mutual respect. Staff and partners consistently recognize his willingness to engage directly, provide guidance, and remain available during both routine operations and challenging situations.

Mr. Guanzon has also continued to strengthen relationships with HACB's many community partners, including non-profit organizations, local governments, developers, and outside agencies. These partnerships remain critical to the success of HACB programs and developments, and his efforts have enhanced HACB's reputation as a respected and reliable housing authority within the region.

Additionally, Mr. Guanzon has effectively managed oversight responsibilities involving multiple third-party property management companies, including RSC Associates, AWI, WINN Residential, Arrowhead Housing, Cambridge Real Estate, John Stewart Company, Domus Property Management, Richmond Group, and Buckingham Property Management. Managing this broad portfolio requires continuous

coordination, accountability monitoring, and operational oversight while HACB evaluates future staffing and portfolio management needs.

Mr. Guanzon has also demonstrated foresight and professionalism by emphasizing mentorship, leadership development, and succession planning for the Executive Director position. His commitment to organizational continuity and staff development reflects a long-term commitment to HACB's stability and future success.

In reviewing areas for improvement, Mr. Guanzon has shown appropriate self-awareness regarding the transition from prior operational roles into a broader executive leadership position. He recognizes the importance of gradually delegating day-to-day operational responsibilities while mentoring and empowering program managers and executive staff to assume greater responsibilities. This recognition demonstrates maturity in leadership and an understanding of organizational growth.

He has also appropriately identified the need to evaluate staffing workloads, organizational structure, and future personnel needs as HACB's portfolio has expanded substantially over recent years. Continued assessment of staffing capacity and management structure will be important to ensure effective oversight of HACB-owned properties and third-party management operations moving forward.

Finally, Mr. Guanzon has acknowledged the importance of maintaining strict compliance with all HUD reporting and submission deadlines, particularly following the SEMAP reporting issue in 2025. His awareness of this issue and commitment to implementing stronger oversight and internal controls demonstrates accountability and a proactive approach toward continuous organizational improvement.

Overall, Larry Guanzon continues to provide steady, experienced, and effective leadership to the Housing Authority of the County of Butte. His dedication to affordable housing, organizational stability, community partnerships, and professional integrity has contributed significantly to HACB's ongoing success and positive reputation throughout the region.

This evaluation as required by Item 7 of Executive Director Employment Agreement who provided a self-evaluation to board members in closed door session @ May 21, 2026 regular meeting.

The following Board Members signature affirm this performance Evaluation of Larry Guanzon.

Chairman David W Pittman	Vice Chairman Rich Ober
Commissioner Sarah Richter	Commissioner Jean Snow
Commissioner Robert Crowe	Commissioner Timothy Merrill

EXECUTIVE DIRECTOR EMPLOYMENT AGREEMENT
CONTRACT EXTENSION

THIS AGREEMENT is made and shall be effective as of the 20th day of August, 2026 by and between the Housing Authority of the County of Butte (hereinafter referred to as the "HACB") and Larry Guanzon, the Executive Director (hereinafter referred to as the "Executive Director").

RECITALS

A. The Commissioners of the HACB have determined that it is in the best interest of the HACB to enter into an Employment Agreement with the Executive Director.

B. The Executive Director is willing and agreeable to enter into a written Employment Agreement with the HACB.

NOW THEREFORE, in consideration of the mutual promises and covenants set forth in this Agreement, the parties agree as follows:

- 1. TYPE OF EMPLOYMENT.** The employment of the Executive Director is an at-will employment, and as such, Executive Director shall serve at the direction and pleasure of the Board of Commissioners of the Housing Authority of the County of Butte. As an at-will employee, Executive Director can be terminated at anytime by the Board of Commissioners, and for any reason or for no reason at all. This Agreement shall be effective as of July 1, 2024.
- 2. TERM OF EMPLOYMENT.** HACB hereby employs the Executive Director and the Executive Director hereby accepts employment with HACB for a period commencing on the 1st day of July, 2024, and ending at 12:00 midnight on June 30, 2027. The HACB hereby extends the contract period for employment of the Executive Director and the Executive Director hereby accepts the contract extension from the 1st day of July, 2027, ending at 12:00 midnight on June 30, 2030.
- 3. DUTIES AND RESPONSIBILITIES OF THE PARTIES.**
 - A. Duties of the Executive Director.** The Executive Director shall perform the duties and functions as set forth in the Executive Director Job Description, a copy of which is hereby attached to the Agreement as Exhibit 1 and is hereby incorporated herein and those duties and functions which are generally and customarily performed by Executive Directors of public housing authorities of the same size

and complexity as the HACB. Additionally, the Executive Director shall be primarily responsible to the Commissioners for: 1) the execution of the HACB policy; and 2) making recommendations for their consideration and adoption.

- B. The Executive Director shall devote his full time, energy, attention and best efforts to the performance of the duties and responsibilities enumerated above. Except where otherwise provided for in this Agreement, the Executive Director shall be bound by the HACB's Personnel Policy, adopted by Resolution No. 4906 on October 19, 2023, (Exhibit 2) and the Non Represented Management Addendum to Personnel Policy, effective 01/01/2024 (Exhibit 3).
- C. **HACB's Responsibilities.** The Board of Commissioners of the HACB shall be primarily responsible for adopting appropriate policies for the HACB and to provide necessary and appropriate policy directives to the Executive Director from time to time.
- D. **Non-Interference With Duties And Responsibilities of the Respective Parties.** The parties agree, individually and collectively, not to interfere with nor to usurp the primary responsibilities and duties of the other party.

3. COMPENSATION OF THE EXECUTIVE DIRECTOR.

- A. Except where otherwise provided in this Agreement, compensation of the Executive Director shall be considered and determined in accordance with Section 15.7 "Salary Upon Promotion" of the HACB's Personnel Policy, adopted by Resolution No. 4906 on October 19, 2023 (Exhibit 2), and the HACB's CalPERS Publicly Adopted Pay Schedule, adopted by Resolution No. 4914 on December 21, 2023, (Exhibit 4) and updated annually.
- B. The Board of Commissioners of HACB hereby reserve the right, in its sole discretion, to increase the Executive Director's compensation at anytime during the term of this Agreement.
- C. Any modification to the Executive Director's compensation shall be in the form of a written addendum to this Agreement.

- 4. **EMPLOYMENT BENEFITS.** The employment benefits for the Executive Director shall be those benefits and detailed and referred to in the Non Represented Management Addendum to Personnel Policy, and the HACB

Personnel Policy, adopted by Resolution No. 4906 on October 19, 2023, and any later versions or modifications of those two HACB policies.

5. **EARLY TERMINATION.** Notwithstanding the provisions of Paragraph 1 above, the Executive Director's employment shall terminate upon the occurrence of any of the following events:
- A. The HACB and Executive Director agree to a 12-month notice/separation clause, which requires the Executive Director to provide 12 months of advance notice prior to retiring or otherwise separating himself from HACB employment.
 - B. Death of the Executive Director;
 - B. The permanent disability of the Executive Director. The Executive Director shall be permanently disabled, for the purposes of this Agreement, if he shall be physically or mentally incapable of performing substantially all of his duties pursuant to this Agreement for a continuous period of ninety (90) days, without the reasonable likelihood of resumption of those duties within three (3) months following the expiration of said ninety (90) day period. For the purposes of this Agreement, permanent disability shall be determined by two (2) physicians licensed to practice medicine in the State of California, one of which shall be selected by the Executive Director, or his duly authorized representative. The other physician shall be selected by the HACB. In the event the two (2) physicians disagree as to the existence or extent of disability, a third physician shall be selected by mutual agreement of both parties. If the parties are unable to mutually agree to a third physician, the two (2) physicians shall then select a third physician to review the matter.
 - C. The termination of the Executive Director's employment, pursuant to the terms of this paragraph, shall not be effective until he is deemed permanently disabled, and the Executive Director shall be entitled to receive all compensation described in Paragraphs 3 and 4 above until he is deemed permanently disabled.
 - D. The proven or admitted dishonesty of the Executive Director or his discharge for cause. The term "good cause", as used in this Agreement, shall include the following:
 - (1) Substantial neglect by the Executive Director of his duties, obligations, and responsibilities under this Agreement;

- (2) The Executive Director's willful disobedience of orders and/or directives of the Board of Commissioners of the HACB;
- (3) Probable cause that the Executive Director has committed a felony crime;
- (4) The Executive Director being under the influence of alcohol or drugs during regular working hours;
- (5) The violation by the Executive Director of any of the terms and conditions of this Agreement; or,
- (6) Other good cause.

E. **Grievance Procedure.** It is the intent of the parties to this Agreement to anticipate and diminish cause of grievances, and to settle any that arise informally at the lowest practical level of supervision as fairly and promptly as possible. It is agreed that each grievance should be discussed informally with the Chairman of the Board of Commissioners and then, if no settlement is reached, taken to the Board of Commissioners for resolution.

6. **SEVERANCE PAYMENT.** Should this Agreement terminate at anytime before its stated term without just cause, Executive Director shall be entitled to payment of one hundred eighty (180) days salary as a severance payment.

7. **EVALUATION.** The Board of Commissioners will review and evaluate the performance of the Executive Director, in writing, at least one time per year which shall be prior to the annual anniversary date of this Agreement. The Board of Commissioners' evaluation of the Executive Director shall describe the degree to which the Executive Director met, fell short, or exceeded the goals, job responsibilities, and/or expectations of the Executive Director's position. The Board will consider as part of its evaluation of the Executive Director the goals and objectives that the Board and the Executive Director have agreed to for the year.

The Board expects the Executive Director to have open and regular communication with the Board regarding how he is meeting his goals, job responsibilities, and/or expectations of his job position. It is anticipated that the Board Chair will regularly meet with the Executive Director to facilitate this communication.

Before each annual evaluation and at least forty-five (45) days prior to the anniversary date of this agreement, the Executive Director will prepare and present to the Board a detailed and specific self evaluation setting forth how he met and accomplished his job responsibilities and goals as set forth in this Agreement and areas where he acknowledges improvement is needed.

The Board of Commissioners will review the Executive Director's self evaluation as part of its performance evaluation of the Executive Director and shall meet with the Executive Director prior to the annual anniversary date of this Agreement to discuss his performance evaluation and at such time will provide the Executive Director notice of any work performance deficiencies. The Board will evaluate the Executive Director based on HACB's Executive Director Performance and Evaluation Policy, a copy of which is attached as Exhibit 5, and made a part hereof by this reference.

8. GENERAL PROVISIONS.

- A. **Notices.** All notices under this Agreement shall be in writing and shall be effective either upon personal delivery or, if sent by registered mail, return receipt requested, addressed to the last known address of the party to whom such notice is to be given. Notice sent as above shall be deemed served forty-eight (48) hours after deposit in the United States mail and issuance of the registry receipt.
- B. **Execution of Further Documents.** Each of the parties agrees that they shall execute all other documents which may be necessary for the completion of the transaction contemplated herein.
- C. **Entire Agreement.** This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the employment of the Executive Director of the HACB, and contains all of the covenants and agreements between the parties with respect to such employment in any matter whatsoever. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement, statement, or promise not contained in this Agreement will be effective unless it is in writing, signed and dated by the parties to be charged.
- D. **Partial Invalidity.** If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining shall nevertheless continue in full force without being impaired in any way.
- E. **Construction of Agreement.** This Agreement shall be governed by, and pursuant to, the laws of the State of California.

- F. **Arbitration.** Any controversy between the parties regarding the construction or application of this Agreement, and any claim arising out of this Agreement or its breach, shall be submitted to a binding arbitration upon the written request of one party after service of that request upon the other party. Either party may demand arbitration by filing a written demand with the other party within forty-five (45) days after occurrence of the dispute.

The arbitrator shall be selected from the Butte County Superior Court Arbitration Panel, or by other agreement of the parties. In the event that the parties cannot agree to an arbitrator, either party may petition the Butte County Superior Court for appointment of an arbitrator.

The binding arbitration shall be in accordance with the provisions of the California Arbitration Act (Code of Civil Procedure §§1280-1294.2).

- G. **Attorney's Fees.** Should any litigation be commenced between the parties to this Agreement concerning said property, said business, this Agreement, or the rights and duties of either party in relation thereto, the party prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to a reasonable sum for attorney fees in such litigation which shall be determined by an Arbitrator.

Dated: August 20, 2026.

EMPLOYEE:

LARRY GUANZON

Title: EXECUTIVE DIRECTOR

Dated: August 20, 2026.

EMPLOYER:

Housing Authority of the County of Butte

By: _____
DAVID PITTMAN

Title: CHAIRPERSON

EXHIBIT 1
Executive Director Job Description

EXHIBIT 2

Personnel Policy, Adopted by Resolution No. 4906 on October 19, 2023
Effective January 1, 2024

EXHIBIT 3

Non Represented Management Addendum to Personnel Policy Effective 01/01/2024

EXHIBIT 4

Housing Authority of the County of Butte, CalPERS Publicly Adopted Pay Schedules

- Effective January 1, 2024
- Effective January 1, 2025
- Effective January 1, 2026

EXHIBIT 5
Evaluation Policy

EVENTS - NAHRO.ORG

National Conference



Save the date for the 2026 National Conference in Denver, CO, October 15-17. The conference will be at the Colorado Convention Center in downtown Denver. Registration and agenda information will be available in the summer of 2026.

Click on the following links for more information about the conference:

[Call For Session Proposals < https://www.nahro.org/events/national-conference/call-for-session-proposals/>](https://www.nahro.org/events/national-conference/call-for-session-proposals/) – *Submission period has closed*

[Become an Exhibitor < https://www.nahro.org/events/national-conference/exhibition/>](https://www.nahro.org/events/national-conference/exhibition/)

[Sponsorship Opportunities < https://www.nahro.org/events/national-conference/sponsorship-opportunities/>](https://www.nahro.org/events/national-conference/sponsorship-opportunities/)

Questions? Please email us at **conferenceregistration@nahro.org** so we can assist you!

UPCOMING CONFERENCES & EVENTS

[View Calendar >>](#)

JULY 16-17, 2026

2026 Summer Symposium

[LEARN MORE < HTTPS://WWW.NAHRO.ORG/SUMMER>](https://www.nahro.org/summer)

[Housing Update from Washington < https://www.nahro.org/advocacy/housing-updates-from-washington/>](https://www.nahro.org/advocacy/housing-updates-from-washington/)

June 18, 2026 1:30 PM—2:00 PM

**Housing Update from Washington <
<https://www.nahro.org/advocacy/housing-updates-from-washington/>>**

July 02, 2026 1:30 PM—2:00 PM

2026 Summer Symposium < <https://www.nahro.org/summer>>

July 16-17, 2026 12:00 AM—11:59 PM

**Housing Update from Washington <
<https://www.nahro.org/advocacy/housing-updates-from-washington/>>**

July 30, 2026 1:30 PM—2:00 PM

For more information on Regional and State Conferences & Events, visit the
**NAHRO Regions & Chapters page <
<https://www.nahro.org/about/nahro-regions-and-chapters/>>.**