



Regional Housing Authority of Sutter and Nevada Counties

1455 Butte House Road, Yuba City, CA 95993
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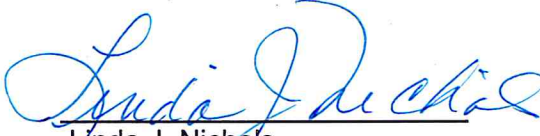
September 23, 2014

TO: Chairperson Diane Hodges
Commissioner Martha Griese
Commissioner Stan Cleveland Jr.
Commissioner Charles Epp
Commissioner Terry Lamphier
Commissioner Tej Maan
Commissioner Suzanne Gallaty
Commissioner Brian Foss

Sutter County Board of Supervisors
Nevada County Board of Supervisors
Colusa County Board of Supervisors
City Council, Live Oak
City Council, Yuba City
Appeal-Democrat
Duane Oliveira, Legal Counsel
SCEA
Terrel Locke, City of Yuba City
Aaron Busch, City of Yuba City
The Union
Melody Lane
Yuba City Senior Center

**NOTICE OF REGULAR MEETING
October 1, 2014**

You are hereby notified that the Commissioners of the Regional Housing Authority of Sutter and Nevada Counties are called to meet in Regular Session at **12:15 PM on Wednesday, October 1, 2014 at River City Manor, 655 Joann Way, Yuba City, CA 95993.**


Linda J. Nichols
Executive Director

AGENDA
REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF
REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
River City Manor, 655 Joann Way, Yuba City, CA 95993
October 1, 2014, 12:15 PM

- A. CALL TO ORDER: ROLL CALL

- B. PUBLIC PARTICIPATION: Members of the public shall be provided with an opportunity to address the Board on items of interest that are within the subject matter jurisdiction of the Board. Any member of the audience who may wish to bring something before the Board that is not on the agenda may do so at this time; however, State law provides that no action may be taken on any item not appearing on the posted Agenda.

- C. AWARDS AND PRESENTATIONS: None

- D. EXECUTIVE SESSION: May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
 - 1. CLOSED SESSION: Pursuant to Section 54956.8 of the California Government Code
 - Conference with Real Property Negotiators
 - Property: 1170 Market Street, Yuba City, CA 95991
 - Agency Negotiator: Linda Nichols, Gustavo Becerra and Bill Meagher
 - Under negotiation: Possible Acquisition of Property (includes instructions to negotiator regarding price and terms of payment)

- E. CONSENT CALENDAR: All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that the Board votes on the motion, unless members of the Board request specific items to be discussed or removed from the Consent Calendar for individual action.
 - 2. Approval of Minutes – August 6, 2014 pg. 1

- F. OLD BUSINESS: Discussion/Possible Action: None

- G. NEW BUSINESS: Discussion/Possible Action:
 - 3. Resolution 14-1347, Authorization to Consolidate Yuba County Housing Choice Voucher Program with RHASNC pg. 6

 - 4. Resolution 14-1348 – Kingwood Commons Collection Loss Write-Off pg. 8

5. Resolution 14-1349 – Housing Choice Voucher Fraud Recovery Write-Off pg. 10

6. Resolution 14-1350 – Devonshire Collection Loss Write-Off pg. 12

H. ADMINISTRATIVE REPORT:

7. Administrative Update

I. HOUSING COMMISSIONERS' COMMENTS:

J. NEXT MEETING:

K. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES

Minutes

Regular Board Meeting

August 6, 2014

ITEM NO. A - CALL TO ORDER:

Chairperson Diane Hodges called the meeting to order at River City Manor, 655 Joann Way, Yuba City, CA 95993.

ITEM NO. A - ROLL CALL:

Chairperson Diane Hodges, Commissioners Martha Griese, Stanley Cleveland Jr., Terry Lamphier, Suzanne Gallaty, Tej Maan, and Brian Foss were present. Commissioner Charles Epp was absent. Legal Council Duane Oliveira was also present.

ITEM NO. B. – PUBLIC PARTICIPATION: None

ITEM NO. C. - AWARDS AND PRESENTATIONS: None

ITEM NO. D. – CLOSED SESSION: PURSUANT TO SECTION 54957 OF THE CALIFORNIA GOVERNMENT CODE, PUBLIC EMPLOYEE PERFORMANCE EVALUATION: DEVELOPMENT & REHAB SPECIALIST:

Chairperson Hodges reported there was no reportable action.

ITEM NO. E. - CONSENT CALENDAR:

Commissioner Maan made a motion to approve the Minutes of the June 4, 2014 meeting as submitted. Commissioner Griese made the second. All were in favor by voice vote. Commissioners Lamphier and Gallaty abstained from the vote.

Commissioner Maan made a motion to approve the Minutes of the June 18, 2014 meeting as submitted. Commissioner Cleveland made the second. All were in favor by voice vote. Commissioner Griese abstained from the vote.

ITEM NO. F. – OLD BUSINESS: None

ITEM NO. G.4. – RESOLUTION 14-1339, AUTHORIZATION FOR REFINANCING OF EXISTING DEBT OF KINGWOOD COMMONS:

Gustavo Becerra, Chief of Planning and Community Development, explained the Housing Authority has been pursuing the options of refinancing the existing debt of Kingwood Commons. Mr. Becerra stated he has been working with Greg Heckman with River Valley Community Bank on the refinance deal and if it is successful, there could potentially be a savings of \$10,000 a month.

Commissioner Cleveland mentioned there are no current Commissioners on the Board that voted for the purchase of Kingwood Commons and wants to be sure the bank knows the Board is very cognizant in regards to the finances and goals of the Housing Authority.

Mr. Becerra explained the current balance on the bond is \$2.8 million. The current bond required there be \$300,000 put aside in case of default at the time the Housing Authority purchased Kingwood Commons. He stated this money is available to pay down the amount to get to the \$2.5 million.

Mr. Heckman said the Housing Authority has put money into the units and apartment complexes seem to hold their value better than commercial property. Mr. Heckman explained the term sheet is used just for discussion and no one is bound by it.

Commissioner Lamphier expressed his concerns about the Resolution and the terms of the contract. Ms. Nichols stated any savings on this project would be a positive and staff has done their due diligence on the refinancing of the property.

Legal Counsel Duane Oliveira stated the Promissory Notes and Deeds of Trust should be brought back to the Board for their approval.

Commissioner Maan made a motion to approve Resolution 14-1339, Authorization for Refinancing of Existing Debt of Kingwood Commons. Commissioner Cleveland made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Brian Foss, Terry Lamphier,
Tej Maan, Stanley Cleveland Jr., Martha Griese and Suzanne Gallaty
Nays: None
Abstain: None
Absent: Commissioner Charles Epp

ITEM NO. G.5. – RESOLUTION 14-1340, FAMILY SELF-SUFFICIENCY GRADUATE, SHANNAN RAMIREZ:

Chief of Housing Services Jeni Bobadilla stated Shannan Ramirez began on the Family Self-Sufficiency program in 2012. She stated the family graduated the program before the five year time limit. Ms. Bobadilla stated Mr. Ramirez has graduated with a Bachelor's degree and is currently working for the county and Mrs. Ramirez is currently enrolled at UC Davis and has one more year before she receives her degree.

Commissioner Lamphier made a motion to approve Resolution 14-1340, Family Self-Sufficiency Graduate, Shannan Ramirez. Commissioner Gallaty made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Brian Foss, Terry Lamphier,
Tej Maan, Stanley Cleveland Jr., Martha Griese and Suzanne Gallaty
Nays: None
Abstain: None
Absent: Commissioner Charles Epp

ITEM NO. G.6. – RESOLUTION 14-1341, APPROVAL OF THE ANNUAL UTILITY STUDY AND ALLOWANCE FOR HOUSING CHOICE VOUCHER PROGRAM:

Mrs. Bobadilla explained the utility allowance study is brought to the Board each year and if there is a change of 10% or more, either up or down, a new utility agreement must be completed. She mentioned the utility allowance is used to calculate tenants rent.

Commissioner Maan made a motion to approve Resolution 14-1341, Approval of the Annual Utility Study and Allowance for Housing Choice Voucher Program. Commissioner Lamphier made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Brian Foss, Terry Lamphier, Tej Maan, Stanley Cleveland Jr., Martha Griese and Suzanne Gallaty
Nays: None
Abstain: None
Absent: Commissioner Charles Epp

ITEM NO. G.7. – APPROVAL OF Y-RATE:

Executive Director Linda Nichols stated there is insufficient work to keep the employee in their current position of Development and Rehab Specialist so they have been moved to a new position of Maintenance Mechanic II.

Commissioner Lamphier made a motion to approve the Y-Rate of John Guanzon, Maintenance Mechanic II as provided in the Memorandum of Understanding. Commissioner Maan made the second. All were in favor by voice vote.

ITEM NO. G.8. – RESOLUTION 14-1342, RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF:

Commissioner Cleveland made a motion to approve Resolution 14-1342, Rural Development Collection Loss Write-Off in the amount of \$687.41. Commissioner Lamphier made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Brian Foss, Terry Lamphier, Tej Maan, Stanley Cleveland Jr., Martha Griese and Suzanne Gallaty
Nays: None
Abstain: None
Absent: Commissioner Charles Epp

ITEM NO. G.9. – RESOLUTION 14-1343, KINGWOOD COMMONS COLLECTION LOSS WRITE-OFF:

Commissioner Cleveland made a motion to approve Resolution 14-1343, Kingwood Commons Collection Loss Write-Off in the amount of \$122.05. Commissioner Lamphier made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Brian Foss, Terry Lamphier, Tej Maan, Stanley Cleveland Jr., Martha Griese and Suzanne Gallaty
Nays: None
Abstain: None
Absent: Commissioner Charles Epp

ITEM NO. G.10. – RESOLUTION 14-1344, PUBLIC HOUSING COLLECTION LOSS WRITE-OFF:

Commissioner Cleveland made a motion to approve Resolution 14-1344, Public Housing Collection Loss Write-Off in the amount of \$702.01. Commissioner Lamphier made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Brian Foss, Terry Lamphier, Tej Maan, Stanley Cleveland Jr., Martha Griese and Suzanne Gallaty
Nays: None
Abstain: None
Absent: Commissioner Charles Epp

ITEM NO. G.11. – RESOLUTION 14-1345, HOUSING CHOICE VOUCHER FRAUD RECOVERY WRITE-OFF:

Mrs. Bobadilla mentioned the participants on this Resolution were previously on the Housing Choice Voucher program and either failed to supply all income or had people living with them and not reporting their income. All of the participants were on payback agreements and made some type of payment but failed to follow through. She stated these participants will not be able to receive assistance from any HUD program until their debt is paid in full.

Commissioner Cleveland made a motion to approve Resolution 14-1345, Housing Choice Voucher Fraud Recovery Write-Off in the amount of \$4,889.80. Commissioner Lamphier made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Brian Foss, Terry Lamphier, Tej Maan, Stanley Cleveland Jr., Martha Griese and Suzanne Gallaty
Nays: None
Abstain: None
Absent: Commissioner Charles Epp

ITEM NO. G.12. – RESOLUTION 14-1346, AUTHORIZATION TO SUBMIT AN APPLICATION FOR COMMUNITY SERVICES BLOCK GRANT FUNDS IN THE AMOUNT NOT TO EXCEED \$10,000 TO THE SUTTER COUNTY COMMUNITY ACTION AGENCY:

Mrs. Bobadilla said the Family Self-Sufficiency program has been very successful and staff is seeking to apply for additional funding to be used throughout the jurisdiction.

Commissioner Maan made a motion to approve Resolution 14-1346, Authorization to Submit an Application for Community Services Block Grant Funds in the Amount not to exceed \$10,000 to the Sutter County Community Action Agency. Commissioner Griese made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Brian Foss, Terry Lamphier, Tej Maan, Stanley Cleveland Jr., Martha Griese and Suzanne Gallaty
Nays: None
Abstain: None
Absent: Commissioner Charles Epp

ITEM NO. H.6. – ADMINISTRATIVE UPDATE:

Ms. Nichols said she met with Barbara Boxer's office regarding the VASH vouchers for Veterans in our four (4) county region. She also stated the Housing Choice Voucher admin has been increased to 79%. Ms. Nichols stated staff is working on getting the water consumption from the units in Richland Housing for the ESCo.

Mrs. Bobadilla stated there was a great turnout at the Richland Housing National Night Out. She explained staff is working on issuing vouchers for the Housing Choice Voucher program.

Tom Goodwin, Assistant Maintenance Manager, mentioned Centennial Arms is under rehabilitation. He said the units at the Migrant Center are fuller than years past. He stated due to the drought, trees are starting to lose large branches.

Mr. Becerra explained the rehabilitation at Centennial Arms is approximately 25% complete. The project at Richland Housing with the construction of the new neighborhood center and the ten (10) new ADA units (5 buildings) broke ground about a month ago.

Mr. Becerra said with the water crisis, the Housing Authority is switching out as many items as possible to conserve water such as low flow shower heads, low flow toilet and low flow aerators.

Mr. Becerra stated the Maple Park Phase 2 project is moving along. He stated there are three (3) primary sources of funding, and two (2) sources have been secured.

Mr. Becerra said the Housing Authority received a grant from the City of Yuba City's CDGB program to revive the current well on the Richland Housing site for irrigation.

ITEM NO. I. HOUSING COMMISSIONERS' COMMENTS:

Commissioner Maan stated the City of Yuba City drill wells to irrigate the City parks. He also mentioned he attended a few National Night Out parties throughout the community.

Commissioner Griese said she drove through different low income areas in the city. She also shared she is retiring effective August 8, 2014.

Commissioner Lamphier said both Ms. Nichols and Commissioner Cleveland will be giving a presentation at Nevada County about the great work the Housing Authority is doing.

Commissioner Cleveland gave his thanks for the opportunity to be involved in the items that Housing Authority is doing and has done.

Chairperson Hodges said the City of Live Oak participated in their 16th year of National Night Out. She said the third phase of the bike trail is under construction and the new soccer park will be started soon.

ITEM NO. J – NEXT MEETING: To be scheduled.

ITEM NO. K - ADJOURNMENT: The meeting was adjourned.



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RESOLUTION NO: 14-1347

RESOLUTION OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES BOARD OF COMMISSIONERS AUTHORIZING THE CONSOLIDATION BETWEEN YUBA COUNTY HOUSING AUTHORITY AND THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES TO FURTHER EXPAND THE AREA OF THE REGIONAL AREA HOUSING AUTHORITY AND TO ABSORB YUBA COUNTY'S ENTIRE FOUR HUNDRED FORTY-NINE UNITS OF SECTION 8 HOUSING CHOICE VOUCHER ASSISTANCE AND ITS ASSOCIATED ANNUAL CONTRIBUTIONS CONTRACT

WHEREAS, as the result of limited funding allocations, administration of a minimally sized Section 8 Housing Choice Voucher Program by the Yuba County Housing Authority is not economically sustainable; and

WHEREAS, pursuant to Health and Safety Code section 34200 et seq, the Yuba County Housing Authority desires to consolidate its management and operations of its entire Section 8 Housing Choice Voucher allocation of 449 vouchers with a larger entity to create an area housing authority, and

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties currently administers a Section 8 Housing Choice Voucher Program of 1160 vouchers, is a high performing housing authority as defined by HUD, is located geographically close to the Yuba County Housing Authority and can accommodate an increment of an additional 449 vouchers; and

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties commits to provide the widest housing choice to all areas within its jurisdiction by respecting market demand within an approved preference and priority voucher allocation plan; and

WHEREAS, it makes economic and programmatic sense to continue to develop regional solutions for rural areas,

NOW THEREFORE BE IT RESOLVED that effective January 1, 2015, or such date as approved by the Department of Housing and Urban Development (HUD), the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties hereby consolidates with Yuba County Housing Authority and Regional Housing Authority of Sutter and Nevada Counties will absorb Yuba County's four hundred forty-nine units of Section 8 Housing Choice Voucher assistance and its associated Annual Contributions Contract.

BE IT FURTHER RESOLVED that pursuant to California Health and Safety Code section 34246, on Area Housing Authorities, the Yuba County Board of Supervisors will appoint two persons as commissioners of the new expanded authority.

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

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NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties approve the consolidation with Yuba County to administer their Section 8 Housing Choice Voucher program and that this resolution is effective only upon approval by HUD of the request for consolidation.

This resolution was approved at the regular meeting of the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties this 1st day of October, 2014.

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____

Diane Hodges, Chairperson

(SEAL)

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RESOLUTION 14-1348

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES AUTHORIZING KINGWOOD COMMONS APARTMENTS COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$1,433.00

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties operates Kingwood Commons pursuant to Section 8 regulations; and

WHEREAS, operations of Kingwood Commons includes the collection of monthly rental amounts; and

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending August 31, 2014 and is made a part of this resolution;

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$1,433.00.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 1st day of October, 2014 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____

Linda J. Nichols,
Executive Director

(SEAL)

Kingwood Commons
1340 Gray Avenue, Yuba City
Collection Loss Write Off
Period: August 2014

<u>Name</u>	<u>Apartment</u>	<u>Date</u>		<u>Monthly Rent</u>	<u>Rent Owed</u>	<u>Late Fee's</u>	<u>Damages</u>	<u>Utilities</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
		<u>Move In</u>	<u>Move Out</u>								
Contreras, Christina	11	06/27/13	08/07/14	\$ 842.00	\$ -	\$ -	\$ 168.00	\$ -	\$ -	\$ 168.00	No
Curt, Renae	52	04/01/10	06/04/14	\$ 552.00	\$ 249.00	\$ 20.00	\$ 165.00	\$ -	\$ -	\$ 434.00	No
Butler, Kenneth	58	12/16/13	08/04/14	\$ 795.00	\$ 375.00	\$ 20.00	\$ 954.50	\$ -	\$ 315.00	\$ 1,664.50	No
Martinez, Lisa	12	10/02/13	06/30/14	\$ 795.00	\$ 384.00	\$ 20.00	\$ 1,029.00	\$ -	\$ -	\$ 1,433.00	No
										\$1,433.00	Total Write Off

Deceased *

Tenants listed with Payback Agreement's failed to honor the Agreement.

Utility costs incurred by PHA from tenant move-in date until transferred to tenant's name. Those charges are then billed to the tenant.



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RESOLUTION 14-1349

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES AUTHORIZING HOUSING CHOICE VOUCHER COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$5,417.99

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties operates the Housing Choice Voucher program for Sutter, Nevada and Colusa Counties; and

WHEREAS, operations of the Housing Choice Voucher program includes assisting families who are low income; and

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties makes every attempt to collect outstanding balances due to fraud; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending August 31, 2014 and is made a part of this resolution;

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$5,417.99.

This Resolution is to take effect immediately.

This Resolution is presented at the Special Meeting of the Board of Commissioners, passed and adopted this 1st day of October, 2014 by the following vote:

AYES:
NAYS:
ABSTAINED:
ABSENT:

ATTEST:

Linda J. Nichols,
Executive Director

(SEAL)

H:Reso\14-1349

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**HCV Fraud Recovery
Collection Loss Write Off
Period: August 2014**

Name	HAP Fraud Recovery Amount Owed	Late Fee's	NSF Fee's	Legal Fee's	Total Owed	Payback Agreement
Garcia, Chelsea	\$ 970.80	\$ -	\$ -	\$ -	\$ 970.80	Yes
Garcia, Martha	\$ 1,418.00	\$ -	\$ -	\$ -	\$ 1,418.00	Yes
Rodriguez, Guadalupe	\$ 320.00	\$ -	\$ -	\$ -	\$ 320.00	Yes
Vega, Monica	\$ 2,709.19	\$ -	\$ -	\$ -	\$ 2,709.19	Yes
	\$ 5,417.99	\$ -	\$ -	\$ -	\$ 5,417.99	Total Write-Off

Tenants listed with Payback Agreement's failed to honor the Agreement.

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RESOLUTION 14-1350

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES AUTHORIZING DEVONSHIRE COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$428.00

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties operates affordable housing projects such as Devonshire; and

WHEREAS, operations affordable housing includes the collection of monthly rental amounts; and

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending August 31, 2014 and is made a part of this resolution;

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$428.00.

This Resolution is to take effect immediately

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 1st day of October, 2014 by the following vote:

AYES:

NAYES:

ABSTAINED:

ABSENT:

ATTEST:

Linda J. Nichols,
Executive Director

(SEAL)

H:Reso\14-1350

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**Devonshire
Collection Loss Write Off
Period: August 2014**

<u>Name</u>	<u>Address</u>	<u>Move In</u>	<u>Date</u>	<u>Move Out</u>	<u>Monthly Rent</u>	<u>Rent Owed</u>	<u>Late Fee's</u>	<u>Damages</u>	<u>Utilities</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
Wilson, Alyssa	1435 Wescott #14	01/31/14	04/10/14		\$ 668.00	\$ -	\$ -	\$ 428.00	\$ -	\$ -	\$ 428.00	No
					\$ -	\$ -	\$ -	\$ 428.00	\$ -	\$ -	\$ 428.00	
											\$ 428.00 Total Write Off	

Deceased *

Tenants listed with Payback Agreement's failed to honor the Agreement.

Utility costs incurred by PHA from tenant move-in date until transferred to tenant's name. Those charges are then billed to the tenant.

Exhibit A

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