



Regional Housing Authority of Sutter and Nevada Counties

1455 Butte House Road, Yuba City, CA 95993
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July 27, 2016

TO: Chairperson Martha Griese
Commissioner Diane Hodges
Commissioner Brian Foss
Commissioner Preet Didbal
Commissioner Charles Epp
Commissioner Dan Miller
Commissioner Suzanne Gallaty
Commissioner Ron Sullenger
Commissioner Luis Uribe

Sutter County Board of Supervisors
Nevada County Board of Supervisors
Yuba 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
Darin Gale, City of Yuba City
The Union
Rob Choate, County of Nevada
Kara Gash, Sutter County Health Division

**NOTICE OF REGULAR MEETING
August 3, 2016**

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, August 3, 2016 at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.**



Gustavo Becerra
Executive Director

s: No08032016



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



AGENDA
REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991
August 3, 2016, 12:15 PM

- A. CALL TO ORDER: ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. 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.
- D. AWARDS AND PRESENTATIONS:
 - 1. MEET THE STAFF:
 - A. Socorro Ruiz, Occupancy Department
- 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 – July 6, 2016 pg. 1
- F. OLD BUSINESS: Discussion/Possible Action: NONE
- G. NEW BUSINESS: Discussion/Possible Action:
 - 3. Resolution 16-1457 - Approval of 2015-2017 Fiscal Year pg. 7
Operation and Maintenance Contract between the State of California Department of Housing and Community Development and the Housing Authority
 - 4. Resolution 16-1458 – Approval of Energy Efficient Utility pg. 8
Allowances
 - 5. Resolution 16-1459, Public Housing Collection Loss Write-Off pg. 17

6. Approval of Appendix A-2 of Resolution 16-1450

pg. 19

H. ADMINISTRATIVE REPORT:

7. Administrative Update

I. HOUSING COMMISSIONERS' COMMENTS:

J. EXECUTIVE SESSION: May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.

8. CLOSED SESSION: Significant Exposure to Litigation Pursuant to Subdivision (b) of Government Code 54956.9
Anticipated Litigation: One (1) Case

K. NEXT MEETING:

L. ADJOURNMENT

Ag080316

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES

Minutes

Regular Board Meeting

July 6, 2016

ITEM NO. A - CALL TO ORDER:

Chairperson Martha Griese called the meeting to order at the Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.

ITEM NO. A - ROLL CALL:

Chairperson Martha Griese, Commissioners Preet Didbal, Ron Sullenger Charles Epp, Diane Hodges, Brian Foss, Dan Miller, Suzanne Gallaty and Luis Uribe and were present. Legal Counsel Duane Oliveira was also present.

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Commissioner Diane Hodges led the Pledge of Allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D.1. – TRIO LEASE-TO-OWN PROGRAM, PATRICK HOWARD:

Patrick Howard with Applied Residential gave a brief presentation regarding the TRIO Lease-To-Own Program. He stated the TRIO program assists families into home ownership after the recession through a lease to own option. Families are able to lease a home they pick out until they are ready to take on a mortgage.

Mr. Howard explained there are three different programs through TRIO; TRIO Select, TRIO First and TRIO Access. Each one has its own benefits for the different types of homebuyers. He shared there are income limits depending on the County a homebuyer is looking in.

ITEM NO. D.2.A. - MEET THE STAFF, TIANNA LIZAMA:

Occupancy Manager Alisha Parker introduced Tianna Lizama. Ms. Lizama began with the agency in March 2015 as a temporary waitlist coordinator. In July 2015 she was hired on as a full time Eligibility Clerk. Ms. Lizama assists Eligibility Specialist with processing Housing Choice Voucher paperwork. Mrs. Parker shared Ms. Lizama is an asset to the Housing Authority.

ITEM NO. D.2.B. - MEET THE STAFF, SOFIA MIRELES:

Occupancy Manager Alisha Parker introduced Sofia Mireles. Mrs. Mireles began with the agency in March 2015 as a temporary Receptionist and in July 2015 she was hired on full time.

She has recently been assisting with the waitlist for the Housing Choice Voucher program. Mrs. Parker shared Mrs. Mireles has also helped with briefings, landlords and wherever else she may be needed. She is also an asset to the agency.

ITEM NO. E. - CONSENT CALENDAR:

Commissioner Hodges stated there was a clarification on the minutes for June 1, 2016 in regards to the cemetery assessment.

Commissioner Epp made a motion to approve the Consent Calendar with the clarification on the June 1, 2016 minutes. Commissioner Gallaty made the second. All were in favor by voice vote.

ITEM NO. F. – OLD BUSINESS: NONE

ITEM NO. G.5. STRATEGIC PLAN UPDATE:

Executive Director Gustavo Becerra went over the Strategic Plan update that was included in the Board packet. He shared the maintenance department has completed some preventative maintenance. Mr. Becerra mentioned the Housing Authority was awarded 14 additional VASH vouchers to use for veterans.

Mr. Becerra said staff is working on putting together a deposit loan program for those participants who are needing assistance with security deposits in order to obtain housing. He explained staff is working closely with law enforcement and have invited them to resident meetings creating a positive environment. Staff is also working on possibly being able to provide some space for a substation for law enforcement.

Mr. Becerra stated staff is provided Fair Housing training on an annual basis. He said management is constantly looking at areas to save money. Mr. Becerra mentioned staff will be receiving Active Shooter training the week of July 11th.

ITEM NO. G. 6. – APPROVAL OF RENT INCREASE FOR PERCY AVENUE AND KINGWOOD COMMONS:

Chief Financial Officer Gail Allen explained the City of Yuba City will be increasing the water and sewer costs. The Housing Authority pays for these expenses at the various apartment complexes and single family homes. At this time staff is requesting to increase the rent at Percy Avenue Apartments and Kingwood Commons to cover these increases effective September 1, 2016.

Commissioner Uribe made a motion to approve the proposed rent increases for Percy Avenue and Kingwood Commons, effective September 1, 2016. Commissioner Miller made the second. All were in favor by voice vote.

ITEM NO. G. 7. – RESOLUTION 16-1450, AUTHORIZING THE BORROWING OF FUNDS FOR THE PURPOSE OF FINANCING THE ACQUISITION OF SINGLE-FAMILY HOUSING PROPERTIES INTENDED FOR LEASE IN CONJUNCTION WITH THE TRIO FINANCING PROGRAM:

Mr. Becerra stated there is a family who found a home in Plumas Lake. He said the title company is requiring an Appendix for each property purchased for the TRIO program. Mr. Becerra explained this particular lease is for 36 months and then the family may use their discretion to move forward on purchasing the property.

Commissioner Miller made a motion to approve Resolution 16-1450, Authorizing the borrowing of funds for the purpose of financing the acquisition of single-family housing properties intended for lease in conjunction with the TRIO Financing Program. Commissioner Didbal made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Martha Griese, Commissioners Luis Uribe, Susanne Gallaty, Ron Sullenger, Charles Epp, Diane Hodges, Brian Foss, Preet Didbal and Dan Miller

Nays: None

Abstain: None

Absent: None

ITEM NO. G. 8. – APPROVAL OF AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT:

Mr. Becerra stated the final version of the agreement was included in the Board packet.

Commissioner Miller made a motion to approve the Amended and Restated Joint Exercise of Powers Agreement between Sutter, Nevada, Yuba and Colusa Counties, and the Cities of Live Oak, Yuba and Colusa, for the purpose of creating a Regional Housing Authority. Commissioner Uribe made the second. All were in favor by voice vote.

Legal Counsel Duane Oliveira stated the Board of Commissioners should look at changing the name of the Housing Authority since there are more jurisdictions covered by the agency.

ITEM NO. G. 9. – RESOLUTION 16-1451, APPROVAL OF THE 2016-2017 FISCAL YEAR OPERATION AND MAINTENANCE CONTRACT BETWEEN THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES, CONTRACT 15-OMS-10557:

Ms. Allen explained the Board previously approved the contract with Office of Migrant Services. She said there have been additional costs and the Office of Migrant Services is giving the Housing Authority an additional \$33,781.00 to cover those additional costs.

Mr. Becerra shared for many years the vacancy rate was high and now the vacancy rate has

decreased significantly. The budget was based on the higher vacancy rate and now the costs are higher with the complex being near full.

Commissioner Epp made a motion to approve Resolution 16-1451, Approval of the 2016-2017 Fiscal Year Operation and Maintenance Contract between the State of California Department of Housing and Community Development and the Regional Housing Authority of Sutter and Nevada Counties, Contract 15-OMS-10557. Commissioner Foss made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Martha Griese, Commissioners Luis Uribe, Susanne Gallaty, Ron Sullenger, Charles Epp, Diane Hodges, Brian Foss, Preet Didbal and Dan Miller

Nays: None

Abstain: None

Absent: None

ITEM NO. G. 10. – RESOLUTION 16-1452, PUBLIC HOUSING COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$231.75:

Commissioner Gallaty made a motion to approve Resolution 16-1452, Public Housing Collection Loss Write-Off in the amount of \$231.75. Commissioner Hodges made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Martha Griese, Commissioners Luis Uribe, Susanne Gallaty, Ron Sullenger, Charles Epp, Diane Hodges, Brian Foss, Preet Didbal and Dan Miller

Nays: None

Abstain: None

Absent: None

ITEM NO. G. 11. – RESOLUTION 16-1453, HOUSING CHOICE VOUCHER FRAUD RECOVERY COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$589.00:

Commissioner Gallaty made a motion to approve Resolution 16-1453, Housing Choice Voucher Fraud Recovery Collection Loss Write-Off in the amount of \$589.00. Commissioner Hodges made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Martha Griese, Commissioners Luis Uribe, Susanne Gallaty, Ron Sullenger, Charles Epp, Diane Hodges, Brian Foss, Preet Didbal and Dan Miller

Nays: None

Abstain: None

Absent: None

ITEM NO. G. 12. – RESOLUTION 16-1454, RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$2,646.25:

Commissioner Gallaty made a motion to approve Resolution 16-1454, Rural Development Collection Loss Write-Off in the amount of \$2,646.25. Commissioner Hodges made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Martha Griese, Commissioners Luis Uribe, Susanne Gallaty, Ron Sullenger, Charles Epp, Diane Hodges, Brian Foss, Preet Didbal and Dan Miller

Nays: None

Abstain: None

Absent: None

ITEM NO. G. 13. – RESOLUTION 16-1455, DEVONSHIRE APARTMENTS COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$5,797.04:

Commissioner Gallaty made a motion to approve Resolution 16-1455, Devonshire Apartments Collection Loss Write-Off in the amount of \$5,797.04. Commissioner Hodges made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Martha Griese, Commissioners Luis Uribe, Susanne Gallaty, Ron Sullenger, Charles Epp, Diane Hodges, Brian Foss, Preet Didbal and Dan Miller

Nays: None

Abstain: None

Absent: None

ITEM NO. G. 14. – RESOLUTION 16-1456, PERCY AVENUE COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$162.99:

Commissioner Gallaty made a motion to approve Resolution 16-1456, Percy Avenue Collection Loss Write-Off in the amount of \$162.99. Commissioner Hodges made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Martha Griese, Commissioners Luis Uribe, Susanne Gallaty, Ron Sullenger, Charles Epp, Diane Hodges, Brian Foss, Preet Didbal and Dan Miller

Nays: None

Abstain: None

Absent: None

ITEM NO. G. 15. – APPROVAL OF LEASE AGREEMENT FOR USE OF THE SOCCER FIELD:

Mr. Becerra mentioned there is a soccer field on Garden Highway. He stated a soccer club approached staff wishing to use the field as a practice facility. Mr. Oliveira said there were a few minor changes that need to be made to make it consistent. Mr. Oliveira stated a Waiver of Liability should be required to be signed by the Club and individual players.

Commissioner Sullenger made a motion to approve the Lease Agreement for the use of the soccer field with the recommended changes. Commissioner Miller made the second. All were in favor by voice vote.

ITEM NO. H.16. –ADMINISTRATIVE UPDATE:

Mr. Becerra said staff is working on preparing to open the Housing Choice Voucher waiting list. The opening will be advertised in the local newspaper and it will be opened for two weeks. He shared the Maple Park Phase 2 ribbon cutting took place with a few Commissioners and Legal Counsel in attendance.

Mr. Becerra stated staff had a meeting with the Veteran's Affairs (VA) in regards to the VASH vouchers for Yuba City. He shared the VA is in the process of hiring a case manager. Mr. Becerra also mentioned there are 56 Rural Development units still needing rehabilitation. He believes financing to rehab those 56 units has been secured.

Mr. Oliveira inquired as to the status of the old administrative building. Mr. Becerra stated staff continues to look at ways to finance a project at that site since the last four times have been unsuccessful. He mentioned the City of Yuba City competes with larger cities, such as Roseville, and has not been successful in obtaining funds. Mr. Becerra shared the current plan is to construct a four story building.

ITEM NO. I. HOUSING COMMISSIONERS' COMMENTS:

Commissioner Sullenger said he was very impressed with the project in Live Oak. Chairperson Griese and Commissioner Miller agreed with Commissioner Sullenger.

ITEM NO. J.17. – CLOSED SESSION: SIGNIFICANT EXPOSURE TO LITIGATION PURSUANT TO SUBDIVISION (b) OF GOVERNMENT CODE 54956.9, ANTICIPATED LITIGATION: ONE (1) CASE:

Chairperson Griese reported there was no reportable action.

ITEM NO. K – NEXT MEETING: August 3, 2016

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 1:53 P.M.



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RESOLUTION 16-1457

**RESOLUTION APPROVING THE 2015-2017 FISCAL YEAR OPERATION AND MAINTENANCE CONTRACT BETWEEN THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
CONTRACT 15-OMS-10557**

WHEREAS, the California Department of Housing and Community Development provided a 2-year Operation and Maintenance Contract of \$317,924 for fiscal year ending 2016 and \$257,089 for fiscal year ending 2017 for the Yuba City Migrant Center; and now wishes to increase both budget years by an additional \$33,781.

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties, acting through its desires to approve this Operation and Maintenance Contract for the fiscal years ending 2016-2017 operations of the Yuba City Migrant Center.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties hereby approves a \$33,781 increase in the Operation and Maintenance Contract 15-OMS-10557 to \$351,705 (FYE 2016) and \$290,870 (FYE 2017) for a total contract not to exceed \$642,575 and authorizes Executive Director Gustavo Becerra to execute said contract and any amendments to said contract on behalf of the Regional Housing Authority of Sutter and Nevada Counties.

PASSED AND ADOPTED this 3rd day of August, 2016, by the following vote:

AYES:
NAYS:
ABSTAINED:
ABSENT:

Attest: _____
Martha Griese, Chairperson

(SEAL)



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RESOLUTION 16-1458

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER & NEVADA COUNTIES APPROVING THE ENERGY EFFICIENT UTILITY STUDY AND ALLOWANCE-HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the Regional Housing Authority of Sutter & Nevada Counties manages up to 1644 Housing Choice Voucher Participants; and

WHEREAS, the Regional Housing Authority of Sutter & Nevada Counties completed an Energy Efficient Utility Allowance for all counties served (Colusa, Sutter, Yuba and Nevada); and

WHEREAS, the Board of Commissioners of the Regional Housing Authority of Sutter & Nevada Counties has reviewed the information submitted;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties that:

1. The information provided in the Section 8 Housing Choice Voucher Survey and Study is true and accurate.
2. The new utility allowance will be used for tenants that occupy units that qualify as energy efficient units built or substantially rehabbed after 2013.
3. These additional building type schedules per the study should be implemented effective November 1, 2016, which are attached.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on August 3, 2016, by the following vote:

AYES:
NAYS:
ABSTAINED:
ABSENT:

ATTEST: _____
Martha Griese, Chairperson

(SEAL)



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**Allowances for Tenant
Furnished Utilities and other
Services**

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter & Nevada Counties, CA		Unit Type: Apartment Energy Efficient				Date (mm/dd/yyyy)	
Utility or Service Colusa County (Arbuckle Public Utilities)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$9.00	\$10.00	\$12.00	\$15.00	\$16.00	\$18.00
	b. Bottle Gas/Propane						
	c. Electric	\$14.00	\$16.00	\$21.00	\$25.00	\$30.00	\$34.00
	d. Electric Heat Pump	\$6.00	\$7.00	\$8.00	\$10.00	\$12.00	\$14.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$3.00	\$5.00	\$6.00	\$6.00	\$7.00	\$8.00
	b. Bottle Gas/Propane						
	c. Electric	\$8.00	\$10.00	\$12.00	\$14.00	\$17.00	\$19.00
Other Electric (Lights & Appliances)		\$28.00	\$33.00	\$43.00	\$53.00	\$64.00	\$75.00
Air Conditioning		\$8.00	\$10.00	\$16.00	\$21.00	\$27.00	\$33.00
Water Heating	a. Natural Gas	\$9.00	\$10.00	\$15.00	\$18.00	\$20.00	\$23.00
	b. Bottle Gas/Propane						
	c. Electric	\$17.00	\$20.00	\$29.00	\$36.00	\$42.00	\$46.00
	d. Oil / Other						
Water		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
Sewer		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-supplied		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- Monthly Electric Credit \$-4.69 specify:		-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00
Actual Family Allowances		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
Address of Unit		Water		\$			
		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
Number of Bedrooms		Other		\$			
		Total		\$			



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U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter & Nevada Counties, CA		Unit Type: Row House/Townhouse /Semi-Detached/Duplex				Date (mm/dd/yyyy)	
Utility or Service Colusa County (Arbuckle Public Utilities)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$18.00	\$21.00	\$24.00	\$26.00	\$29.00	\$32.00
	b. Bottle Gas/Propane						
	c. Electric	\$21.00	\$24.00	\$30.00	\$35.00	\$41.00	\$46.00
	d. Electric Heat Pump	\$8.00	\$10.00	\$12.00	\$14.00	\$16.00	\$18.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$3.00	\$5.00	\$6.00	\$6.00	\$7.00	\$8.00
	b. Bottle Gas/Propane						
	c. Electric	\$8.00	\$10.00	\$12.00	\$14.00	\$17.00	\$19.00
Other Electric (Lights & Appliances)		\$32.00	\$38.00	\$52.00	\$65.00	\$83.00	\$103.00
Air Conditioning		\$13.00	\$16.00	\$21.00	\$25.00	\$30.00	\$35.00
Water Heating	a. Natural Gas	\$9.00	\$10.00	\$15.00	\$18.00	\$20.00	\$23.00
	b. Bottle Gas/Propane						
	c. Electric	\$17.00	\$20.00	\$29.00	\$36.00	\$42.00	\$46.00
	d. Oil / Other	\$7.00	\$9.00	\$13.00	\$16.00	\$19.00	\$21.00
Water		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
Sewer		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-supplied		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- Monthly Electric Credit \$-4.69 specify:		-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00
Actual Family Allowances		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
		Water		\$			
Address of Unit		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
Number of Bedrooms		Other		\$			
		Other		\$			
		Total		\$			



**Allowances for Tenant
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U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter & Nevada Counties, CA		Unit Type: Apartment Energy Efficient				Date (mm/dd/yyyy)	
Utility or Service Nevada County (City of Grass Valley)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$9.00	\$10.00	\$12.00	\$15.00	\$16.00	\$18.00
	b. Bottle Gas/Propane						
	c. Electric	\$14.00	\$16.00	\$21.00	\$25.00	\$30.00	\$34.00
	d. Electric Heat Pump	\$6.00	\$7.00	\$8.00	\$10.00	\$12.00	\$14.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$3.00	\$5.00	\$6.00	\$6.00	\$7.00	\$8.00
	b. Bottle Gas/Propane						
	c. Electric	\$8.00	\$10.00	\$12.00	\$14.00	\$17.00	\$19.00
Other Electric (Lights & Appliances)		\$28.00	\$33.00	\$43.00	\$53.00	\$64.00	\$75.00
Air Conditioning		\$8.00	\$10.00	\$16.00	\$21.00	\$27.00	\$33.00
Water Heating	a. Natural Gas	\$9.00	\$10.00	\$15.00	\$18.00	\$20.00	\$23.00
	b. Bottle Gas/Propane						
	c. Electric	\$17.00	\$20.00	\$29.00	\$36.00	\$42.00	\$46.00
	d. Oil / Other						
Water		\$37.00	\$40.00	\$45.00	\$51.00	\$56.00	\$62.00
Sewer		\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-supplied		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Refrigerator Tenant-supplied		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- Monthly Electric Credit \$-4.69 specify:		-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
				Sewer		\$	
Address of Unit				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Other		\$	
Number of Bedrooms				Other		\$	
				Total		\$	



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**Allowances for Tenant
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U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter & Nevada Counties, CA		Unit Type: Row House/Townhouse /Semi-Detached /Duplex Energy				Date (mm/dd/yyyy)	
Utility or Service Nevada County (City of Grass Valley)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$18.00	\$21.00	\$24.00	\$26.00	\$29.00	\$32.00
	b. Bottle Gas/Propane						
	c. Electric	\$21.00	\$24.00	\$30.00	\$35.00	\$41.00	\$46.00
	d. Electric Heat Pump	\$8.00	\$10.00	\$12.00	\$14.00	\$16.00	\$18.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$3.00	\$5.00	\$6.00	\$6.00	\$7.00	\$8.00
	b. Bottle Gas/Propane						
	c. Electric	\$8.00	\$10.00	\$12.00	\$14.00	\$17.00	\$19.00
Other Electric (Lights & Appliances)		\$32.00	\$38.00	\$52.00	\$65.00	\$83.00	\$103.00
Air Conditioning		\$13.00	\$16.00	\$21.00	\$25.00	\$30.00	\$35.00
Water Heating	a. Natural Gas	\$9.00	\$10.00	\$15.00	\$18.00	\$20.00	\$23.00
	b. Bottle Gas/Propane						
	c. Electric	\$17.00	\$20.00	\$29.00	\$36.00	\$42.00	\$46.00
	d. Oil / Other						
Water		\$37.00	\$40.00	\$45.00	\$51.00	\$56.00	\$62.00
Sewer		\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-supplied		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- Monthly Electric Credit \$-4.69 specify:		-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00
Actual Family Allowances		Utility or Service per month cost					
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating \$					
Name of Family		Cooking \$					
		Other Electric \$					
		Air Conditioning \$					
		Water Heating \$					
Address of Unit		Water \$					
		Sewer \$					
		Trash Collection \$					
		Range / Microwave \$					
		Refrigerator \$					
		Other \$					
Number of Bedrooms		Other \$					
		Total \$					



The Nelrod Company 6/2016 Initial

form HUD-52667 (09/14)
ref. Handbook 7420.8

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**Allowances for Tenant
Furnished Utilities and other
Services**

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter & Nevada Counties, CA		Unit Type: Apartment Energy Efficient				Date (mm/dd/yyyy)	
Utility or Service Sutter County (City of Live Oak)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$9.00	\$10.00	\$12.00	\$15.00	\$16.00	\$18.00
	b. Bottle Gas/Propane						
	c. Electric	\$14.00	\$16.00	\$21.00	\$25.00	\$30.00	\$34.00
	d. Electric Heat Pump	\$6.00	\$7.00	\$8.00	\$10.00	\$12.00	\$14.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$3.00	\$5.00	\$6.00	\$6.00	\$7.00	\$8.00
	b. Bottle Gas/Propane						
	c. Electric	\$8.00	\$10.00	\$12.00	\$14.00	\$17.00	\$19.00
Other Electric (Lights & Appliances)		\$28.00	\$33.00	\$43.00	\$53.00	\$64.00	\$75.00
Air Conditioning		\$8.00	\$10.00	\$16.00	\$21.00	\$27.00	\$33.00
Water Heating	a. Natural Gas	\$9.00	\$10.00	\$15.00	\$18.00	\$20.00	\$23.00
	b. Bottle Gas/Propane						
	c. Electric	\$17.00	\$20.00	\$29.00	\$36.00	\$42.00	\$46.00
	d. Oil / Other						
Water		\$28.00	\$29.00	\$31.00	\$33.00	\$35.00	\$37.00
Sewer		\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00
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Other-- Monthly Electric Credit \$-4.69 specify:		-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
Address of Unit				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Other		\$	
Number of Bedrooms				Other		\$	
				Total		\$	



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**Allowances for Tenant
Furnished Utilities and other
Services**

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter & Nevada Counties, CA		Unit Type: Row House/ Townhouse/Semi-Detached/ Duplex - Energy Efficient				Date (mm/dd/yyyy)	
Utility or Service Sutter County (City of Live Oak)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$18.00	\$21.00	\$24.00	\$26.00	\$29.00	\$32.00
	b. Bottle Gas/Propane						
	c. Electric	\$21.00	\$24.00	\$30.00	\$35.00	\$41.00	\$46.00
	d. Electric Heat Pump	\$8.00	\$10.00	\$12.00	\$14.00	\$16.00	\$18.00
	e. Oil / Other						
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Other-- Monthly Electric Credit \$-4.69		-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00
specify:							
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
Name of Family				Cooking		\$	
Address of Unit				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
Number of Bedrooms				Water		\$	
				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Other		\$	
				Total		\$	



**Allowances for Tenant
Furnished Utilities and other
Services**

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter & Nevada Counties, CA		Unit Type: Apartment Energy Efficient				Date (mm/dd/yyyy)	
Utility or Service Yuba County (Utility Management Services)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$9.00	\$10.00	\$12.00	\$15.00	\$16.00	\$18.00
	b. Bottle Gas/Propane						
	c. Electric	\$14.00	\$16.00	\$21.00	\$25.00	\$30.00	\$34.00
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Cooking	a. Natural Gas	\$3.00	\$5.00	\$6.00	\$6.00	\$7.00	\$8.00
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	b. Bottle Gas/Propane						
	c. Electric	\$17.00	\$20.00	\$29.00	\$36.00	\$42.00	\$46.00
	d. Oil / Other						
Water		\$32.00	\$35.00	\$40.00	\$46.00	\$52.00	\$58.00
Sewer		\$37.00	\$37.00	\$37.00	\$37.00	\$37.00	\$37.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
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Other-- Monthly Electric Credit \$-4.69		-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00
specify:							
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Name of Family		Cooking		\$			
		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
Address of Unit		Water		\$			
		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
Number of Bedrooms		Other		\$			
		Total		\$			



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**Allowances for Tenant
Furnished Utilities and other
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U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
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	b. Bottle Gas/Propane						
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Other-- Monthly Electric Credit \$-4.69		-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00
specify:							
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
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				Air Conditioning		\$	
Address of Unit				Water Heating		\$	
				Water		\$	
				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
Number of Bedrooms				Other		\$	
				Other		\$	
				Total		\$	



The Nelrod Company 6/2016 Initial

form HUD-52667 (09/14)
ref. Handbook 7420.8

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Regional Housing Authority of Sutter and Nevada Counties

1455 Butte House Road, Yuba City, CA 95993

Phone (530) 671-0220, Toll Free: (888) 671-0220

TTY: (866) 735-2929 | Fax (530) 673-077

Website: www.rhasnc.org

RESOLUTION 16-1459

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES AUTHORIZING LOW INCOME HOUSING COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$2,508.77

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties operates low-income housing projects CA 48-1, CA 48-2, CAL 48-4 and CAL 48-5 pursuant to U.S. Department of Housing and Urban Development annual contributions contract SF-211; and

WHEREAS, operations of low-income 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 July 31, 2016 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 \$2,508.77.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 3rd day of August, 2016 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____

Martha Griese

Chairperson

(SEAL)

H: Reso\16-1459



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



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**Public Housing
Collection Loss Write Off
Period: July 2016**

<u>Tenant</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>Solar</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
T0005312	2750 Date St, #46	03/26/14	05/17/16		\$ 226.00	\$ 370.00	\$ 108.00	\$ 982.02		\$ 875.00	\$ 2,335.02	No
*T0005423	2750 Date St, #40	06/26/14	05/31/16		\$ 286.00	\$ -	\$ -	\$ 173.75		\$ -	\$ 173.75	No
					\$ 370.00	\$ 108.00	\$ 1,155.77	\$ -	\$ 875.00	\$ 2,508.77		

Deceased *

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

Exhibit A

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APPENDIX A-2
LIST OF PROPERTIES

<u>Address</u>	<u>Action (Date)</u>	<u>Loan Amount</u>
5745 Lochcarron Drive, Marysville, CA 95901	Purchase (August 2016)	\$302,462.05 (est)

Designated Officer Date

GOVERNMENT AGENCY SUMMARY

Program Identity:	RHA-Yuba County
Investment Management Agreement:	Trio Opportunity Fund
Report Status:	For Approval
Report Dated:	July 19, 2016
GA Borrower / Owner on Title:	Regional Hsg Auth



I. TRANSACTION SUMMARY

- * Applicants heard about Trio through local radio advertisement.
- * Applicant was a casualty of Countrywide Mortgage; had foreclosure in 2010. Needs Trio to season for mortgage.
- * Home is newly built, so will conduct walk through inspection July 29, 2016.
- * Existing home has no HOA associated with this development.
- * Home warranty policy included in lease.
- * Financing at the FHA loan limit for the County.
- * Trio Option Price is factored from Trio Home Price x1% and is fixed over lease.
- * Trio has approved financing and is recommending approval by RHA given all consumer and property underwriting conditions have been met.



II. CUSTOMER SUMMARY

Client ID#	TrioFirst - ###
Lessee Last Name	
Primary Job	
Co-Lessee Last Name	n/a
Co-Lessee Primary Job	n/a
Combined Income	\$107,500
FICO Scores of Applicant(s)	605
Debt-to-Income Ratio	38.3%
Approved Max Trio Payment	\$3,250
Approved Max Home Value	\$440,000

Trio Lease Terms:

Trio Lease Term, months	36
Total Monthly Lease Pmt	\$2,210.00

Trio Option Price	\$294,690
Discounted HPA Factor (TrioFirst)	1.00%
TrioSelect Base HPA Factor	2.00%
Mkt Value at End of Term (TrioSelect)	\$309,600
Trio Home Price	\$291,768
Home Purchase Assistance Earned	\$14,910

Lessee Program Costs:

Underwriting & Doc Prep Fee	\$655.00
Healthy Home Maint. Fee	\$400.00
Inception Fee	\$2,920.00
Additional Lessee Funding Req.	\$0
Total Up-front Costs of Lease	\$3,975.00
First Month's Lease Pmt	\$2,210.00
Lessee Funds to Close	\$6,185.00

IV. INVESTMENT SUMMARY

Capital Required:

Equity Funding by TOF	\$26,424.75
FHA Leverage Funding	\$271,050.00
FHA Financing Fee 1.75%	\$4,987.30
Total Funding	\$302,462.05

Leverage Assumptions:

Lender	Cornerstone Home
Leverage %	93.47%
Interest Rate	4.00%
FHA Mortgage P&I + Mtg Insurance	\$1,509.84
Leverage Type	FHA Mortgage
Area FHA Loan Limit (Yuba County)	\$271,050.00
Total FHA Loan Issued	\$276,037.30
FHA Balance End of Term	\$260,851.73

V. GOVERNMENT AGENCY FEES

Fee at Closing of Purchase	\$1,380.00
Fee at Sale of Property	\$1,380.00
Total Fees Pre Tax Abatement	\$2,760.00
Potential Tax Abatement Over Term	\$4,540.62
Total Fees With Tax Abatement	\$7,300.62
Home Buyer Fund over Term, if applic.	\$4,540.62

III. ASSET SUMMARY

Property Details:

State - City	CA - Marysville
Address	5745 Lochcarron Drive
Zip Code	95901
Builder	Woodside Homes
Description	SFD
Age (year built)	2016
Beds	3
Baths	2
Square Footage	1,719

Pricing Assumptions:

List Price at Purchase	\$295,325
Net Price Paid at Purchase	\$285,325
Purchase Discount	3.39%
Appraised Value at Purchase	\$295,325
Future Mkt Value HPA Factor	4.00%
Future Market Value, End of Term	\$332,000
Collateral Analytics HPA Forecast	5.0%
CA Benchmark Value, End of Term	\$376,336
Collateral Analytics Risk Score	Low

Program Acquisition Costs:

Reserves 2%	\$5,706.50
Trio Lease Placement Fee	\$2,210.00
Closing Costs 1%	\$2,853.25
Gov't Agency Fee 0.5%	\$1,380.00
Other Costs	\$14,275.00
Total Up-front Costs Pd by Trio	\$26,424.75

Proforma Cash Flow Over Lease Term:

Monthly Lease Payment	\$2,210.00
Property Taxes, full	\$296.31
Property Insurance	\$61.53
FHA Mortgage Payment	\$1,317.84
FHA Mortgage Insurance	\$191.99
PITI to Mtg Servicer	\$1,867.67
Home Warranty Contribution	\$35.00
Management Fee	\$100.00
Net Monthly Cash Flow	\$207.33

Closing Dates & Info:

Lease Signing	July 22, 2016
Property Closing	August 10, 2016
Escrow/Title Company	Placer Title Co.
Broker/Agency Representation	Loto Realty

VI. TRIO REVIEW & SIGN-OFF

Reviewed By	P. Howard
Date Reviewed	July 19, 2016
Recommendation	Approve

Trio	Approved
Agency	Board Mtg on 08/03/16
Fund	Approved
Action Taken	



Regional Housing Authority of Sutter and Nevada Counties
1455 Butte House Road, Yuba City, CA 95993
Phone: (530) 671-0220, Toll Free: (888) 671-0220
TTY: (866) 735-2929, Fax: (530) 673-0775
Website: www.rhasnc.org

RESOLUTION NO. 16-1450

A RESOLUTION OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES AUTHORIZING THE BORROWING OF FUNDS FOR THE PURPOSE OF FINANCING THE ACQUISITION OF SINGLE-FAMILY HOUSING PROPERTIES INTENDED FOR LEASE IN CONJUNCTION WITH THE TRIO FINANCING PROGRAM

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties (the "Authority") is authorized pursuant to Articles 1 through 5 of Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California (the "Act"), to borrow moneys to finance and refinance the acquisition, rehabilitation and development of housing developments; and

WHEREAS, the Authority previously approved Resolution No. 12-1251 on June 20, 2012 that authorized the Services and Management Agreement for the Trio leasing program, then Resolution No. 13-1299 on June 5, 2013 that authorized the borrowing of funds from Umpqua Bank for the purpose of financing the acquisition of single-family housing properties intended for lease under the Trio financing program, and then entered into a program Operating Agreement dated September 24, 2015; and

WHEREAS, the Authority now desires to utilize FHA Mortgage Loan financing, and other available financing as it deems reasonable, for the acquisition of selected single-family housing properties intended for lease under the Trio financing program (the "Properties"); and

WHEREAS, the Authority hereby finds and declares that it is necessary, essential and a public purpose for the Authority to finance the acquisition of the Properties; and

WHEREAS, the Authority hereby finds and declares that this resolution is being adopted pursuant to the powers granted by the Act; and

WHEREAS, all conditions, things and acts required to exist, to have happened and to have been performed precedent to and in connection with the Authority's borrowing of the moneys contemplated by this resolution and the documents referred to herein exist, have happened and have been performed in due time, form and manner as required by the laws of the State of California, including the Act.

NOW, THEREFORE, BE IT RESOLVED by the Regional Housing Authority of Sutter and Nevada Counties, as follows:

Section 1. The Authority hereby finds and declares that the above recitals are true and correct.

Section 2. The Authority hereby approves the use of borrowing funds, as contemplated in the Operating Agreement noted above, through FHA Mortgage Loans to be arranged by Trio Leasing ("Trio") and originated by FHA approved mortgage lenders, plus from additional available funds as arranged by Trio on behalf of the Authority in order to finance the acquisition of the Properties.

Section 3. The Board Officers, the Executive Director, or their designee(s) (the "Designated Officers") of the Authority are, and each of them acting alone is, hereby authorized, for and in the name of and on behalf of the Authority, to execute and deliver the necessary documents and take any necessary action as may be required in conjunction with the purpose of this Resolution and the acquisition, refinancing, and/or sale of properties pursuant to this Resolution, including the recording of associated grant deeds for subject properties.

Section 4. The Properties selected and designated for acquisition, refinancing, and/or sale shall be listed in Appendix A to this Resolution along with a signature of acceptance by a Designated Officer as authorized by this Resolution and shall be included with the Executive Director's update reports to the Board on an on-going basis.

Section 5. All actions heretofore taken by the officers and agents of the Authority with respect to the financing contemplated by this Resolution, the Properties and the borrowing of moneys for the Properties are hereby approved, confirmed and ratified.

Section 6. This Resolution shall take effect from and after its adoption.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties this 6th day of July 2016.

AYES: Chairperson Martha Griese, Commissioners Dan Miller, Preet Didbal, Suzanne Gallaty, Luis Uribe, Diane Hodges, Brian Foss, Charles Epp and Ron Sullenger

NOES: None

ABSENT: None


ABSTAIN: None


Chairperson


Secretary

APPENDIX A-1
LIST OF PROPERTIES

<u>Address</u>	<u>Action (Date)</u>	<u>Loan Amount</u>
2049 Wilcox Ranch Road, Plumas Lake, California	Purchase (July 2016)	\$336,858.44 (est)



Designated Officer

7-11-16

Date