



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


June 9, 2015

TO: Chairperson Diane Hodges
Commissioner Martha Griese
Commissioner Brian Foss
Commissioner Stanley Cleveland, Jr.
Commissioner Charles Epp
Commissioner Dan Miller
Commissioner Suzanne Gallaty
Commissioner Jim Whiteaker
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
Melody Lane
Rob Choate, County of Nevada
David Nightingale, Nevada County Resident

NOTICE OF REGULAR MEETING June 17, 2015

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, June 3, 2015 at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.**



Gustavo Becerra
Interim Executive Director

s: No06172015



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
June 17, 2015, 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: Significant Exposure to Litigation Pursuant to Subdivision (b) of Government Code 54956.9
Anticipated Litigation: One (1) Case
 2. CLOSED SESSION: Pursuant to Section 54957 of the California Government Code
Public Employee Appointment
Title: Executive Director
 3. CLOSED SESSION: Pursuant to Section 54956.8 of the California Government Code
Conference with Real Property Negotiators
Property: 445 Bernard Drive, Yuba City, CA 95991
Agency Negotiator: Gustavo Becerra
Under negotiation: Possible Leasing of Additional Property to the Yuba City Unified School District (includes instructions to negotiator regarding price and terms of lease)
- 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.
4. Approval of Minutes – June 3, 2015 pg. 1
- F. OLD BUSINESS: Discussion/Possible Action: NONE
- G. NEW BUSINESS: Discussion/Possible Action:
5. Consideration of Housing Board Strategic Planning Retreat

6. Resolution 15-1394, Approval of the Flat Rents for Low-Income Public Housing pg. 3

7. Resolution 15-1395, Approval of the Annual Utility Study and Allowance pg. 5

H. ADMINISTRATIVE REPORT:

8. Administrative Update

I. HOUSING COMMISSIONERS' COMMENTS:

J. NEXT MEETING:

K. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES

Minutes

Regular Board Meeting

June 3, 2015

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., Suzanne Gallaty, Luis Uribe, Charles Epp, Brian Foss and Dan Miller were present. Commissioner Jim Whiteaker 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.1. – CLOSED SESSION: SIGNIFICANT EXPOSURE TO LITIGATION PURSUANT TO SUBDIVISION (b) OF GOVERNMENT CODE 54956.9, ANTICIPATED LITIGATION: ONE (1) CASE:

Chairperson Hodges reported there was no reportable action.

ITEM NO. D.2. – CLOSED SESSION: PURSUANT TO SECTION 54957 OF THE CALIFORNIA GOVERNMENT CODE, PUBLIC EMPLOYEE APPOINTMENT, TITLE: EXECUTIVE DIRECTOR:

Chairperson Hodges reported there was no reportable action.

ITEM NO. D.3. – CLOSED SESSION: PURSUANT TO SECTION 54956.8 OF THE CALIFORNIA GOVERNMENT CODE, CONFERENCE WITH REAL PROPERTY NEGOTIATORS, PROPERTY: 445 BERNARD DRIVE, YUBA CITY, CA 95991, AGENCY NEGOTIATOR: GUSTAVO BECERRA, UNDER NEGOTIATION: POSSIBLE LEASING OF ADDITIONAL PROPERTY TO THE YUBA CITY UNIFIED SCHOOL DISTRICT (INCLUDES INSTRUCTIONS TO NEGOTIATOR REGARDING PRICE AND TERMS OF LEASE):

Chairperson Hodges reported there was no reportable action.

ITEM NO. E. - CONSENT CALENDAR:

Commissioner Epp made a motion to approve the Consent Calendar as submitted. Commissioner Foss made the second. All were in favor by voice vote.

ITEM NO. F. – OLD BUSINESS: None

ITEM NO. G. – NEW BUSINESS: None

ITEM NO. H.6. –ADMINISTRATIVE UPDATE:

Interim Executive Director Gustavo Becerra stated the tax credit funding for the Kristen Court Apartments in Live Oak, CA was funded. He explained staff has 180 to close the financing for the project. Mr. Becerra mentioned RBC, the tax credit investor for Maple Park Phase I and Maple Park Phase II, is interested in this project as well.

Mr. Becerra said a tax credit application for the Stoney Creek Apartments in Williams, CA will be submitted in July. He also mentioned AMG and Pacific West Communities are looking at land in both Nevada County and Yuba County. Mr. Becerra stated the ribbon cutting for the Centennial Arms rehabilitation project will take place on Monday, June 8, 2015.

ITEM NO. I. HOUSING COMMISSIONERS' COMMENTS:

Commissioner Gallaty shared she will be on vacation for the next meeting scheduled for June 17, 2015.

ITEM NO. J – NEXT MEETING: June 17, 2015

ITEM NO. K - ADJOURNMENT: The meeting was adjourned at 12:48 P.M.



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RESOLUTION 15-1394

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CONSOLIDATED AREA HOUSING AUTHORITY OF SUTTER COUNTY APPROVAL OF THE FLAT RENTS FOR LOW INCOME PUBLIC HOUSING

WHEREAS, the Regional Housing Authority of Sutter & Nevada Counties (RHASNC) owns and manages 173 units of Public Housing; and

WHEREAS, the United States Department of Housing and Urban Development requires that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs; and

WHEREAS, RHASNC will place a cap on any increase in a family's rental payment that exceeds 35 percent, and is a result of changes to the flat rental amount; and

WHEREAS, RHASNC will present two rent options to the family as follows:

- The lower of the product of the calculation and the updated flat rental amount; and
- The income-based rent; and

WHEREAS, the Board of Commissioners of RHASNC 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 Flat Rent Calculation is true and accurate.
2. There was a qualifying change in the Utility Allowance Schedule and/or Fair Market Rents.
3. New Flat Rents per the calculation should be implemented effective September 1, 2015 which are as follows:



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Richland Housing							
	0	1	2	2 BR Non Rehabbed	3	4	5
Bedrooms							
Rent	412	503	629	632	922	1095	1259

River City Manor	
Bedrooms	1
Rent	496

Date Street		
Bedrooms	1	2
Rent	491	628

This Resolution was approved at the Regular Meeting of the Board of Commissioners on June 16, 2015 by the following vote:

AYES:
 NAYS:
 ABSTAINED:
 ABSENT:

ATTEST: _____
 Diane Hodges, Chairperson

(SEAL)



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RESOLUTION 15-1395

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CONSOLIDATED AREA HOUSING AUTHORITY OF SUTTER COUNTY APPROVAL OF THE ANNUAL UTILITY STUDY AND ALLOWANCE

WHEREAS, the Regional Housing Authority of Sutter & Nevada Counties (RHASNC) owns and manages 173 units of Public Housing; and

WHEREAS, the United States Department of Housing and Urban Development requires an annual study of the utility allowances for each complex; and

WHEREAS, the Board of Commissioners of RHASNC 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:

The information provided in the Public Housing Survey and Study is true and accurate.

2. There was a qualifying change in cost of tenant provided utilities.
3. All residents have been given proper notice and have been encouraged to review the proposed utility allowances and support documentation.

New utility allowances per the study should be implemented effective September 1, 2015 which are as follows:



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Property	Bedroom Size	Allowance
Date Street	1	\$ 41.00
	2	\$ 52.00
Joann	1	\$ 40.00
Rich Garden NON Rehab	2	\$ 53.00
Rich 476 Garden	Studio	\$ 35.00
	1	\$ 35.00
Rich Rehab Units	2	\$ 55.00
	3	\$ 67.00
	4	\$ 77.00

This Resolution was approved at the Regular Meeting of the Board of Commissioners on June 17, 2015 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____

(SEAL)

Diane Hodges, Chairperson