



REGIONAL HOUSING AUTHORITY

Serving the Cities of Live Oak, Yuba City and Colusa • Counties of Sutter, Nevada, Colusa and Yuba

1455 Butte House Road • Yuba City, CA 95993

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www.RegionalHA.org

March 30, 2022

TO: Chairperson Kent Boes
Vice-Chairperson Randy Fletcher
Commissioner Tony Kurlan
Commissioner Dan Miller
Commissioner Sue Hoek
Commissioner Denise Conrado
Commissioner Jeramy Chapdelaine
Commissioner Bob Woten
Commissioner Suzanne Gallaty
Commissioner Marc Boomgaarden
Commissioner Nicholas Micheli
Commissioner Doug Lofton
Commissioner John Loudon
Commissioner Manny Cardoza
Legal Counsel Brant Bordsen

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
City Council, Colusa
Duane Oliveira, General Counsel Emeritus
Appeal-Democrat
PEU Local #1
Judy Sanchez, City of Yuba City
The Union

NOTICE OF REGULAR MEETING

April 6, 2022

You are hereby notified that the Commissioners of the Regional Housing Authority are called to meet in Regular Session at **12:15 PM on Wednesday, April 6, 2022, at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.**



Gustavo Becerra
Executive Director

AGENDA
REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
REGIONAL HOUSING AUTHORITY

**Richland Neighborhood Center,
420 Miles Avenue, Yuba City, CA 95991**

April 6, 2022, 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. Persons who wish to address the Board during public comment or with respect to an item that is on the agenda, will be limited to three (3) minutes.
- D. EXECUTIVE SESSION: NONE
May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
- E. AWARDS AND PRESENTATIONS: NONE
- F. 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.
 - 1. Recommend Approval of Minutes – February 2, 2022 pg. 1
 - 2. Recommend Approval of Minutes – March 2, 2022 pg. 8
 - 3. Recommend Approval of Reappointment of Tenant Commissioner Suzanne Gallaty pg. 10
 - 4. Recommend Establishing the Findings to Allow the Board to meet virtually if they elect to do so pg. 11
 - 5. Recommend Approval of Bilingual Positions pg. 13

- 6. Resolution 22-1741, Kingwood Commons Collection Loss Write-off pg. 14
- 7. Resolution 22-1742, Percy Avenue Collection Loss Write-off pg. 16
- 8. Resolution 22-1743, Rural Development Collection Loss Write-off pg. 18
- 9. Resolution 22-1744, Housing Choice Voucher Fraud Recovery Collection Loss Write-off pg. 20
- 10. Recommend Approval of Amended Omnibus Agreement pg. 23

G. OLD BUSINESS: Discussion/Possible Action: NONE

H. NEW BUSINESS: Discussion/Possible Action: NONE

I. ADMINISTRATIVE REPORT:

11. Administrative Update

Gustavo Becerra, Executive Director

J. HOUSING COMMISSIONERS' COMMENTS:

K. NEXT MEETING: April 20, 2022

L. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY
Minutes
Regular Board Meeting
February 2, 2022

ITEM NO. A - CALL TO ORDER:

Chairperson Kent Boes called the meeting to order.

ITEM NO. A - ROLL CALL:

Chairperson Kent Boes, Vice-Chairperson Randy Fletcher, Commissioners Dan Miller, Jeremy Chapdelaine, Manny Cardoza, Marc Boomgaarden, Sue Hoek, Bob Woten, John Loudon, Suzanne Gallaty, Tony Kurlan, Denise Conrado, and Nicholas Micheli were present. Commissioner Doug Lofton was absent. Legal Counsel Brant Bordsen was also present.

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Chairperson Kent Boes led the pledge of allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D. 1. – FAMILY SELF-SUFFICIENCY GRADUATE EMILY WOOD:

Family Self-Sufficiency Coordinator Josie Alcaraz share Emily Wood enrolled in the program in 2018 at which time she was a single mom receiving financial aid and attending school. Ms. Wood graduated with her bachelor's degree. Ms. Wood was previously employed at Hands of Hope and was the case manager during the lease up process for the New Haven Court Apartments. Ms. Wood is currently employed at Yuba-Sutter Behavioral Health. Ms. Alcaraz shared Ms. Wood is graduating the program with an escrow account in the amount of \$7,869.39. Ms. Wood thanked the Housing Authority for the assistance she received. She said it allowed her to receive a higher education and she will be using the money to put a down payment on a new car.

Chairperson Boes congratulated Ms. Wood on her accomplishments. Executive Director Gustavo Becerra said Ms. Wood was a key player in leasing up the New Haven Court Apartments.

ITEM NO. E – EXECUTIVE SESSION: NONE

ITEM NO. F.2-9. - CONSENT CALENDAR:

Commissioner Miller made a motion to approve the Consent Calendar as submitted. Commissioner Cardoza made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Vice-Chairperson Randy Fletcher, Commissioners Jeramy Chapdelaine, Dan Miller, Manny Cardoza, Marc Boomgaarden, Sue Hoek, Bob Woten, Tony Kurlan, John Loudon, Nicholas Micheli, Denise Conrado and Suzanne Gallaty

Nays: None

Abstain: None

Absent: Commissioner Doug Lofton

ITEM NO. G.- OLD BUSINESS: NONE

ITEM NO. H.10 – RESOLUTION 22-1737- RECOGNITION AND APPRECIATION FOR THE DILLIGENT SERVICES OF SHON HARRIS:

Chairperson Boes read Resolution 22-1737 into the record.

Vice-Chairperson Fletcher made a motion to approve Resolution 22-1737 – Recognition and Appreciation for the diligent services of Shon Harris. Commissioner Miller made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Vice-Chairperson Randy Fletcher, Commissioners Jeramy Chapdelaine, Dan Miller, Manny Cardoza, Marc Boomgaarden, Sue Hoek, Bob Woten, Tony Kurlan, John Loudon, Nicholas Micheli, Denise Conrado and Suzanne Gallaty

Nays: None

Abstain: None

Absent: Commissioner Doug Lofton

ITEM NO. H.11 – RESOLUTION 22-1738- RECOGNITION AND APPRECIATION FOR THE DILLIGENT SERVICES OF REBECCA FLORES:

Mr. Becerra stated Rebecca (Beckie) Flores is no longer with the agency, she is now working with Mercy Housing. She is unable to attend the meeting today due to her new employment. Commitments. Mr. Becerra said it is bittersweet, hates to see her go but knows she will do great in her new position. Chairperson Boes agreed with Mr. Becerra.

Sonja Dillree, Development and Rehabilitation Specialist, shared Ms. Flores was her manager for 13 years. She stated Ms. Flores' departure will be a tremendous loss to the Housing Authority and will be irreplaceable.

Mr. Becerra read Resolution 22-1738 into the record.

Commissioner Cardoza made a motion to approve Resolution 22-1738 – Recognition and

Appreciation for the diligent services of Rebecca Flores. Vice-Chairperson Fletcher made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Vice-Chairperson Randy Fletcher, Commissioners Jeramy Chapdelaine, Dan Miller, Manny Cardoza, Marc Boomgaarden, Sue Hoek, Bob Woten, Tony Kurlan, John Loudon, Nicholas Micheli, Denise Conrado and Suzanne Gallaty

Nays: None

Abstain: None

Absent: Commissioner Doug Lofton

ITEM NO. H.12 – RESOLUTION 22-1739- RECOGNITION AND APPRECIATION FOR THE DILLIGENT SERVICES OF GLENN EASTON:

Operations Manager Tom Goodwin mentioned Glenn (Rusty) Easton worked with the residents, mainly in Live Oak, for many years before retiring at the end of January 2022. Mr. Goodwin read Resolution 22-1739 into the record.

Commissioner Miller made a motion to approve Resolution 22-1739 – Recognition and Appreciation for the diligent services of Glenn Easton. Vice-Chairperson Fletcher made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Vice-Chairperson Randy Fletcher, Commissioners Jeramy Chapdelaine, Dan Miller, Manny Cardoza, Marc Boomgaarden, Sue Hoek, Bob Woten, Tony Kurlan, John Loudon, Nicholas Micheli, Denise Conrado and Suzanne Gallaty

Nays: None

Abstain: None

Absent: Commissioner Doug Lofton

ITEM NO. H.13- RECOMMEND THE APPROVAL OF BUDGETS FOR FISCAL YEAR ENDING 2023:

Chief Financial Officer Marco Cruz went over the report included in the board packet. He mentioned the Housing Choice Voucher program continues to grow and provides rental assistance to private landlords. Mr. Cruz said the funds are restricted to the program. He stated the Public Housing program is currently in the process of converting to affordable housing. He mentioned the funds for Public Housing are also restricted to the program.

Mr. Cruz explained Kingwood Commons has a positive cash flow now after many years of struggling. He stated the various programs under business activities provide unrestricted funds. Mr. Cruz mentioned the Planning and Community Development department was terminated in January 2022. He said these programs did not cover their costs such as leave and pension and OPEB liabilities.

Mr. Cruz mentioned there are a few State/local programs where the funds are restricted to those programs. He said the Yuba City Migrant Center (OMS) has not covered their costs. Mr. Cruz said during the last contract the State did agree on the salaries for the two staff members at that site, but they did not agree to the overhead costs, and this will cause a shortfall for the next fiscal year.

Mr. Cruz stated the salary increases are included in the budget along with the minimum wage increase. He said staff is estimating the insurance to increase by 22% and maintenance costs to increase by at least 8%.

Ms. Dillree said no one told her her department closed. She said the Planning and Community Development department provides services to various Cities and Counties. Ms. Dillree stated there was no one to do the programs for the jurisdictions and it is horrible to end projects mid contract. She shared the Housing Authority could have finished out the contracts and then not renewed. Ms. Dillree said some of the jurisdictions may not find someone to run the programs. She explained the City of Marysville received \$1 million and now will not be used in the community.

Commissioner Miller verified the issues were operational and the decision was made by management. Vice-Chairperson Fletcher clarified that there was a contract in place and financially a decision was made. Mr. Becerra said due to unsustainable losses year over year contributed to the decision and there are exit clauses in the contracts. Vice-Chairperson Fletcher said this is not anything anyone likes to do and sometimes you have to do things that make sense.

Vice-Chairperson Fletcher made a motion to approve the fiscal year ending 2023 operating budgets. Commissioner Conrado made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Vice-Chairperson Randy Fletcher,
Commissioners Jeremy Chapdelaine, Dan Miller, Marc
Boomgaarden, Sue Hoek, Bob Woten, Tony Kurlan, John
Loudon, Nicholas Micheli, Denise Conrado and Suzanne
Gallaty

Nays: Commissioner Manny Cardoza

Abstain: None

Absent: Commissioner Doug Lofton

ITEM NO. H.14- RESOLUTION 22-1740 – APPROVAL OF PHA BUDGET:

Mr. Cruz stated this resolution is required by HUD to show the budget was approved.

Commissioner Miller made a motion to approve Resolution 22-1740 – Approval of PHA budget. Commissioner Micheli made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Vice-Chairperson Randy Fletcher, Commissioners Jeramy Chapdelaine, Dan Miller, Manny Cardoza, Marc Boomgaarden, Sue Hoek, Bob Woten, Tony Kurlan, John Loudon, Nicholas Micheli, Denise Conrado and Suzanne Gallaty

Nays: None

Abstain: None

Absent: Commissioner Doug Lofton

ITEM NO. H.15- RECOMMEND THE APPROVAL OF RECOMMENED LAYOFF:

Mr. Becerra mentioned staff has kept the Board informed of the unstainable losses in the OMS and Planning and Community Development programs, this is an action item for consideration. He stated this item will not affect the organizational chart. Mr. Becerra explained, as updated during quarterly updates, this program continues to have losses and with Ms. Flores' departure, staff has had to accelerate the closing of the programs. He stated, as noted in the staff report, there is no longer a need to a Planning and Community Development Eligibility Specialist. Mr. Becerra shared the employee was offered a vacant position within the agency that would require the employee to live onsite, in which the employee respectfully declined. He stated the employee was offered another position, in which the employee also declined.

Commissioner Cardoza stated the Housing Authority went above and beyond to offer options and tried to help the employee, but the employee declined.

Maria Conrique, Planning and Community Development Eligibility Specialist, stated she was the employee offered the position but was told the position would end in June 2023. She said that was the reason she declined. Ms. Conrique read a letter to the Board stating she has worked for the Housing Authority for seven years. She said the Executive Director sent a letter to the Union singling out her department, stating the department did not cover their expenses and continuously ran in a deficit. Ms. Conrique said staff could have finished out the contracts but instead is being laid off. She mentioned she was told staff would be given more affordable housing tasks, but this is not happening. Ms. Conrique believes the Executive Director has decided to go this route so that the development dollars will not be brought up in Union negotiations. She said the morale of staff has hit rock bottom. Ms. Conrique said she hopes the board members will get to know the staff and hear feedback.

Vice-Chairperson Fletcher made a motion to approve the layoff of one position (Planning and Community Development Eligibility Specialist) in the Planning and Community Development Department. Commissioner Loudon made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Vice-Chairperson Randy Fletcher, Commissioners Jeramy Chapdelaine, Dan Miller, Manny Cardoza, Marc Boomgaarden, Sue Hoek, Bob Woten, Tony Kurlan, John Loudon, Nicholas Micheli, Denise Conrado and Suzanne Gallaty

Nays: None

Abstain: None

Absent: Commissioner Doug Lofton

ITEM NO. I.16. – RHA OWNED/MANAGED PROPERTIES OCCUPANCY/ELIGIBILITY UPDATE:

Pattra Runge, Occupancy Manager, stated there is one Public Housing unit offline for rehabilitation. She said staff is working on getting the vacant units filled. Ms. Runge mentioned the Office of Migrant Services (OMS) units will open on May 2, 2022.

ITEM NO. I.17. – HOUSING CHOICE VOUCHER OCCUPANCY/ELIGIBILITY UPDATE:

Alisha Parker, Occupancy Manager, stated the utilization remains high. She mentioned most of the waiting lists are closed and staff will be working on a purge in the next few weeks. Ms. Parker said the Emergency Housing Vouchers are difficult to lease up due to the lack of affordable housing and the high rents, but the numbers are going up slowly. She mentioned staff continuously receive referrals for the VASH vouchers.

ITEM NO. I.18. – MAINTENANCE UPDATE:

Operations Manager Tom Goodwin stated the work order numbers are within the normal range. He said staff have streamlined the way work orders are handled, such as doing one work order for a project instead of doing a work order for each item including a daily/monthly log.

ITEM NO. I.19. – FINANCE UPDATE:

Marco Cruz, Chief Financial Officer, went over the staff report provided in the packet. He shared with the additional discretionary payments being made to CalPERS, it has decreased the pension liabilities.

ITEM NO. I.20. – PLANNING AND COMMUNITY DEVELOPMENT UPDATE:

Mr. Becerra said the 475 Garden Highway remodel and the new maintenance department office and storage building projects are almost wrapped up. He shared the architect is currently working on plans and specifications for the Migrant Farmworker Housing rehabilitation project. Mr. Becerra mentioned the Richland Village project was awarded \$30 million in Affordable Housing and Sustainable Communities funding with approximately \$8.5 million going to Yuba-Sutter Transit for their new facility. He stated the next step will be to apply for tax-credit financing in March, with awards expected to be announced in June. Mr. Becerra went over the remaining projects outlined in the staff report provided in the packet.

ITEM NO. I.9. – ADMINISTRATIVE UPDATE:

Mr. Becerra mentioned the hospital asked the Housing Authority if they would be willing to participate in the RealAge test.

ITEM NO. J - HOUSING COMMISSIONERS' COMMENTS:

Commissioner Boomgaarden said this was his first meeting as a new commissioner and is looking forward to the next year. He mentioned Ben Moody was appointed as the Public Works Director at the City of Yuba City and will be doing dual roles at this time. Commissioner Boomgaarden shared the CDBG process will be opening this month. She also stated there will be a budget workshop scheduled for some time in March or April. Commissioner Boomgaarden said the state has a surplus of \$8 billion that will go towards housing.

ITEM NO. K – NEXT MEETING: February 16, 2022

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 1:45 PM.

REGIONAL HOUSING AUTHORITY
Minutes
Regular Board Meeting
March 2, 2022

ITEM NO. A - CALL TO ORDER:

Chairperson Kent Boes called the meeting to order.

ITEM NO. A - ROLL CALL:

Chairperson Kent Boes, Commissioners Doug Lofton, Jeramy Chapdelaine, Manny Cardoza, Marc Boomgaarden, Bob Woten, John Loudon, Suzanne Gallaty, Tony Kurlan, and Nicholas Micheli were present. Vice-Chairperson Randy Fletcher, Commissioners Dan Miller, Sue Hoek, and Denise Conrado were absent. Legal Counsel Brant Bordsen was also present.

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Chairperson Kent Boes led the pledge of allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D – EXECUTIVE SESSION: NONE

ITEM NO. E.1-3. - CONSENT CALENDAR:

Commissioner Cardoza made a motion to approve the Consent Calendar as submitted.
Commissioner Loudon made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Commissioners Jeramy Chapdelaine,
Doug Lofton Manny Cardoza, Marc Boomgaarden, Bob
Woten, Tony Kurlan, John Loudon, Nicholas Micheli, and
Suzanne Gallaty

Nays: None

Abstain: None

Absent: Vice-Chairperson Randy Fletcher, Commissioners Dan
Miller, Sue Hoek, and Denise Conrado

ITEM NO.F. 4. – PRESENTATION ON HUD FAMILY SELF-SUFFICIENCY PROGRAMS:

Executive Director Gustavo Becerra and Occupancy Manager Alisha Parker gave a presentation on the HUD Family Self-Sufficiency (FSS) Program. Mr. Becerra shared those participants in the Housing Choice Voucher or HUD Public Housing programs may qualify for the FSS program.

Ms. Parker shared how a family can qualify to participate in the program. She mentioned the

program promotes self-sufficiency. Ms. Parker explained how a participant could earn money in an escrow account and what they would need to do in order to graduate from the program and receive that money.

Mr. Becerra stated there are approximately 100 participants in the FSS program with an average of six (6) graduate per year.

ITEM NO. G.- OLD BUSINESS: NONE

ITEM NO. H. – NEW BUSINESS: NONE

ITEM NO. I.5. – ADMINISTRATIVE UPDATE:

Mr. Becerra stated the self-scores are out for the No Place Like Home applications with both the Truckee project and the Colusa project applications scoring very high. He said if the scores stick, both projects will be funded when the awards are announced in June or July. Mr. Becerra mentioned tax credit applications will then be due in July.

Mr. Becerra shared the Richland Village project was awarded AHSC funds in the amount of \$30 million. He said staff is working on a tax credit application that is due in March and awards should be announced in June.

Mr. Becerra explained that the inflationary prices are putting a pinch on budgets with labor, lumber and several other things having very high prices. He mentioned labor is currently coming in higher than prevailing wages.

ITEM NO. J - HOUSING COMMISSIONERS' COMMENTS:

Commissioner Cardoza mentioned he is participating in the St. Baldricks fundraiser and gave out information for anyone who may be interested in donating.

Commissioner Boomgaarden shared the City of Yuba City approved the Bridget Street widening project last night.

ITEM NO. K – NEXT MEETING: March 16, 2022

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 12:41 PM.

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: April 6, 2022
To: Board of Commissioners
From: Gustavo Becerra, Executive Director

SUBJECT: Tenant Commissioner Term Expiration
RECOMMENDATION: Re-Appointment of Tenant Commissioner
FISCAL IMPACT: Not applicable

Background

Commissioner Suzanne Gallaty has been the Tenant Commissioner representative on the Board of Commissioners since November 2010, and her term as Tenant Commissioner expired in December 2021.

Staff advertised the position to interested residents and received three (3) applications. Interviews were conducted by Chairperson Kent Boes, Executive Assistant/HR Coordinator Jennifer Ruiz, and myself on March 2, 2022.

Recommendation

It is recommended that the Board of Commissioners of the Regional Housing Authority support the reappointment of Tenant Commissioner Suzanne Gallaty to the Governing Bodies for their approval.

Submitted by:



Gustavo Becerra, Executive Director

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: April 6, 2022
To: Board of Commissioners
From: Jennifer Ruiz, Executive Assistant/HR Coordinator

SUBJECT: Ability to Hold Board Meetings Virtually as per AB361
RECOMMENDATION: Establish the Findings to Allow the Board to meet virtually if they elect to do so
FISCAL IMPACT: N/A

Background

On September 16, 2021, Governor Gavin Newsom signed AB 361 which will go into effect October 1, 2021. AB 361 extends the COVID-19 rules for conducting virtual or teleconference meetings under the Brown Act. In order to utilize the provisions of AB 361, a meeting must be held during a proclaimed state of emergency in which state or local officials have imposed or recommended measures to promote social distancing. The legislative body of the local agency must determine, by majority vote, that meeting in person would present imminent risks to health or safety of attendees.

If a proclaimed state of emergency still exists and the local agency wishes to continue to hold meetings in compliance with AB 361, the following must be done:

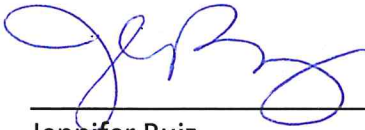
1. Within 30 days of the initial virtual or teleconference meeting, make the following findings by majority vote:
 - a. The agency has reconsidered the circumstances of the state of emergency, and
 - b. It either continues to directly impact the ability of members to meet safely in person, or state or local officials continue to impose or recommend measures to promote social distancing
2. Make the same findings by majority vote every 30 days thereafter.

Recommendation

It is recommended that the Board of Commissioners of Regional Housing Authority establish the findings to allow the Board to meeting virtually if they elect to do so as per AB 361.

Prepared by:

Submitted by:



Jennifer Ruiz
Executive Assistant/HR Coordinator



Gustavo Becerra
Executive Director

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: April 6, 2022
To: Board of Commissioners
From: Gustavo Becerra, Executive Director

SUBJECT: Bilingual Position Designations
RECOMMENDATION: Approval of Bilingual Positions for Regional Housing Authority

Background

The Regional Housing Authority (RHA) and PEU Local #1, Affiliated with AFSCME International (Union) agree under the Memorandum of Understanding (MOU) that certain positions may be designated for bilingual pay and shall be the sole prerogative of the Housing Authority. RHA will pay a five percent (5%) differential in addition to the employee's regular pay when the employee possesses and utilizes his/her bilingual skills for Housing Authority business. The affected employee must pass a third-party proficiency test and recertify every five (5) years.

The following positions have been identified for bilingual designation:

- Family Self-Sufficiency Coordinator – not to exceed one (1) position
- Eligibility Specialist - not to exceed five (5) positions
- Eligibility Clerk - not to exceed two (2) positions
- Account Clerk - not to exceed two (2) positions
- Maintenance Technician – not to exceed two (2) positions

Recommendation

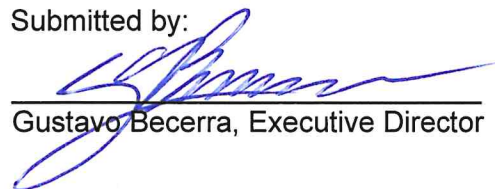
It is recommended that the Board of Commissioners of the Regional Housing Authority approve the twelve (12) positions, as outlined above, for bilingual pay.

Prepared by:



Jennifer Ruiz, Executive Assistant/HR
Coordinator

Submitted by:



Gustavo Becerra, Executive Director



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RESOLUTION 22-1741

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING KINGWOOD COMMONS APARTMENTS COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$1,305.79

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

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

WHEREAS, the Regional Housing Authority makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending April 30, 2022 and is made a part of this resolution.

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$1,305.79.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 6th day of April 2022 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Kent Boes, Chairperson

(SEAL)



Kingwood Commons
 1340 Gray Avenue, Yuba City
 Collection Loss Write Off
 Period: April 2022

Tenant	Apartment	Date		Monthly Rent	Rent Owed	Late Fee's	Damages	Solar	Legal Fee's	Total Owed	Payback Agreement
		Move In	Move Out								
T0005698	27	12/04/18	09/20/21	\$ 780.00	\$ 36.58	\$ -	\$ 525.00	\$ 13.45	\$ -	\$ 575.03	No
T0025255	7	06/29/21	11/29/21	\$ 780.00	\$ -	\$ -	\$ 730.76	\$ -	\$ -	\$ 730.76	No
										\$ 1,305.79	Total Write Off

3/20/22

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



REGIONAL HOUSING AUTHORITY

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RESOLUTION 22-1742

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING PERCY AVENUE COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$1,556.00

WHEREAS, the Regional Housing Authority operates affordable housing projects such as Percy Avenue; and

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

WHEREAS, the Regional Housing Authority makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending April 30, 2022 and is made a part of this resolution;

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$1,556.00.

This Resolution is to take effect immediately

This Resolution is presented at the Special Meeting of the Board of Commissioners, passed and adopted this 6th day of April 2022 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Kent Boes, Chairperson

(SEAL)

**Percy
Collection Loss Write Off
Period: April 2022**

<u>Name</u>	<u>Address</u>	<u>Date</u>	<u>Move In</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>
T0022986	430 Percy Avenue #05		08/20/20	11/29/21	\$ 750.00	\$ -	\$ -	\$ 1,556.00	\$ -	\$ -	\$ 1,556.00	No
					\$ -	\$ -	\$ -	\$ 1,556.00	\$ -	\$ -	\$ 1,556.00	3/20/22
												Total Write Off
											\$ 1,556.00	

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.

Deceased *

Exhibit A



REGIONAL HOUSING AUTHORITY

Serving the Cities of Live Oak, Yuba City and Colusa • Counties of Sutter, Nevada, Colusa and Yuba

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

www.RegionalHA.org

RESOLUTION 22-1743

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$11,845.09

WHEREAS, the Regional Housing Authority operates low-income housing projects Centennial Arms, Butte View Estates and Rural Development farm work housing project Phases I, II and III pursuant to U.S. Department of Agriculture regulations; and

WHEREAS, operations of low-income housing include the collection of monthly rental amounts; and

WHEREAS, the Regional Housing Authority makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending April 30, 2022 and is made a part of this resolution.

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$11,845.09.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed, and adopted this 6th day of April 2022 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____

Kent Boes, Chairperson

(SEAL)

USDA
Collection Loss Write Off
Period: April 2022

Tenant	Property	Address	Date		Monthly Rent	Rent Owed	Late Fee's	Damages	Solar	Legal Fee's	Total Owed	Payback Agreement
			Move In	Move Out								
T0004312	RD	253 McKeenhan Drive #02	02/13/19	10/18/21	\$ 336.00	\$ 431.10	\$ -	\$ 6,222.59	\$ 270.69	\$ -	\$ 6,924.38	No
T0017624	RD	380 McKeenhan Drive #Y	10/09/18	12/27/21	\$ 896.00	\$ 1,576.39	\$ -	\$ 1,053.00	\$ 63.20	\$ -	\$ 2,692.59	*
T0012939	BVE	9400 Larkin Road #6D *	03/01/17	01/06/22	\$ 218.00	\$ 42.00	\$ -	\$ 2,186.12	\$ -	\$ -	\$ 2,228.12	
											\$ 11,845.09	Total Write Off

3/28/22

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.

Deceased *

Exhibit A



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RESOLUTION 22-1744

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING HOUSING CHOICE VOUCHER FRAUD RECOVERY COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$12,368.00

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

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

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

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending April 30, 2022 and is made a part of this resolution.

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$12,368.00.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed, and adopted this 6th day of April 2022 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Kent Boes, Chairperson

(SEAL)

CP
28 March 22

HCV
Collection Loss Write Off
Period: April 2022

Tenant	HAP Fraud Recovery Amount Owed	Late Fee's	NSF Fee's	Overpaid URP's	Total Owed	Payback Agreement
T0009763	4,172.00				4,172.00	Yes
T0015004	1,723.00				1,723.00	Yes
T0005538	2,116.00				2,116.00	Yes
T0011213	141.00				141.00	Yes
T0010566	2,299.00				2,299.00	Yes
A0004091				14.00	14.00	No
T0014818				125.00	125.00	No
T0005619				17.00	17.00	No
T0002427				252.00	252.00	No
T0000902				26.00	26.00	No
T0000161				73.00	73.00	No
T0001870				15.00	15.00	No
T0005659				6.00	6.00	No
U0002988				7.00	7.00	No
T0001323				30.00	30.00	No
T0005346				234.00	234.00	No
T0000833				31.00	31.00	No
T0001347				3.00	3.00	No
T0001084				85.00	85.00	No
T0003308				2.00	2.00	No
T0001281				2.00	2.00	No
T0011107				21.00	21.00	No
T0001809				16.00	16.00	No
T0001503				1.00	1.00	No
T0003466				32.00	32.00	No
T0001849				211.00	211.00	No
T0005364				91.00	91.00	No
T0006555				30.00	30.00	No
T0006964				14.00	14.00	No

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: April 6, 2022
To: Board of Commissioners
From: Marco Cruz, Chief Financial Officer

SUBJECT: Omnibus Assignment and Assumption Agreement Amendment

Background

On September 1, 2021, the Board of Commissioners approved Omnibus Agreements with Sutter Community Affordable Housing, Inc. (SCAH) and Building Better Partnerships, Inc. (BBP). This instrument defined the reimbursement of development expenses and fee pass through from SCAH and BBP to Regional Housing Authority (RHA).

As per the Omnibus Agreement, the Schedule A and Schedule B will be updated and approved each year to add or remove entities that the Omnibus Agreement pertains to.

2021 Additions/Deletions

Between Regional Housing Authority and Sutter Community Affordable Housing, Inc.:

Deletions: None

Additions: Kristen Court III-SCAH, LLC

Between Regional Housing Authority and Building Better Partnerships, Inc.:

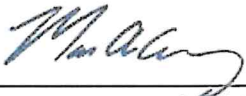
Deletions: None

Additions: Cashin's Field-BBP, LLC
Cedar Lane-BBP, LLC
Cedar Lane PSH-BBP, LLC

Recommendation

Staff recommends that Regional Housing Authority's Board of Commissioners approve the 2021 Schedule A and B for the Omnibus Assignment and Assumption Agreement with Building Better Partnerships, Inc. and with Sutter Community Affordable Housing, Inc.

Prepared by:



Marco A. Cruz, Chief Financial Officer

Submitted by:



Gustavo Becerra, Executive Director

OMNIBUS ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS OMNIBUS ASSIGNMENT AND ASSUMPTION AGREEMENT (this “**Agreement**”) is entered into as of the date of each such Schedule which is attached hereto (the “**Effective Date**”) by and among Regional Housing Authority, a public body corporate and politic (“**Assignee**”) and each Assignor (as shown on the signature page attached to each **Schedule A** (defined below)). Assignor and Assignee are referred to herein collectively as the “**Parties**” or individually a “**Party**.” Capitalized terms used but not defined herein shall have the meanings given to them in the project documents identified below (as may be amended, amended and restated, supplemented or otherwise modified from time to time, collectively, the “**Project Documents**”).

WITNESSETH:

WHEREAS, each Assignor is either an affiliate of or related to the Assignee;

WHEREAS, each Assignor has entered into certain Project Documents, including, without limitation, an amended and restated limited partnership agreement or amended and restated operating agreement, development services agreement, incentive management fee agreement, company or partnership management fee agreement, asset management agreement or other services agreement, related to an affordable housing project (the “**Project**”) which provide for payment of fees and/or distributions of cash flow or sales proceeds to each Assignor (collectively, “**Assigned Interests**”);

WHEREAS, the Parties agree that the personnel who have the skill, experience and qualifications required to perform the services to earn the income related to each Assigned Interests (“**Assigned Interests Income**”) are employed by the Assignee;

WHEREAS, the Parties agree that the Assigned Interests Income will be realized solely through the efforts of the Assignee personnel and that the underlying Assigned Interests Income is more fairly allocable to the Assignee which is the party which will provide the services to earn the Assigned Interests Income;

WHEREAS, the Parties agree that each Assignor, Project, Assigned Interest and Assigned Interest Income shall be tracked on a calendar year basis beginning with calendar year 2020 and all preceding applicable calendar years, e.g., *2020 Schedule A* attached hereto showing the Parties signatures for Projects closed prior to calendar year 2021 and *2020 Schedule B* attached hereto listing the Assignors, Projects and Assigned Interests related to Projects closed prior to calendar year 2021 which shall collectively represent the “**Schedule**” for all Projects closed prior to calendar year 2021); and

WHEREAS, the Parties agree that a new Schedule A and B will be signed and filled out for each Project closed in each such calendar year subsequent to 2020 in which the relevant Parties enter into Project Documents with related Assigned Interests to be assigned to Assignee for said calendar year and each new Schedule A and B for each such calendar year shall be attached to this Agreement.

NOW THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration hereinafter described, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. The foregoing recitals are incorporated herein.
2. Each of the Parties hereto consents to each Schedule, attached hereto to which it is a party, as of the Effective Date of each such Schedule.
3. Each Assignor listed on a Schedule attached hereto hereby assigns, designates and transfers to the Assignee, all rights to such Assignor's Assigned Interests Income arising under or in connection with such Assignor's Project Documents, and the Assignor accepts such assignment of said Assigned Interests Income and the assumption of obligations of each respective Assigned Interests as provided for in said Project Documents.
4. Each Assignor acknowledges and agrees that the Assignee has and will continue to incur costs and expenses related to the oversight of each Assignor's operations and assets and coordinating the preparation of any required housing agency, federal, state, and local tax and other required filings and financial reports. In order to compensate the Assignee for the foregoing services, each Assignor agrees to pay the Assignee an annual amount to be paid on or before April 1 which will represent fair and reasonable payment for services rendered and/or reimbursement of Assignee's costs and expenses incurred on behalf of such Assignor related to the prior calendar year. The annual fee shall be in the amount of 90% of the Assignor's remaining cash balance on December 31 of said prior calendar year after payment of all such Assignor's expenses for such prior calendar year as determined by the accountants which prepare the Assignor's financial statements.
5. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one fully-executed instrument.
6. This Agreement constitutes the final understanding and agreement among the Parties with respect to the subject matter hereof and supersedes all prior negotiations, understandings, and agreements among the Parties, whether written or oral. This Agreement may be amended, supplemented or changed only by a writing signed or authorized by or on behalf of each Party to be bound thereby.
7. The foregoing terms are effective for each calendar year(s) as designated on each Schedule A and B and to the extent any transfer of cash or payment to or between the Assignor and Assignee related to the Project Documents has heretofore been taken, executed, delivered or performed by a Party during such calendar year, the same is hereby ratified and affirmed as being subject to the terms of this Agreement.
8. This Agreement will inure to the benefit of, and will be binding upon, each Party's successors and assigns.
9. This Agreement shall be governed exclusively by and construed in accordance with the applicable laws of the State of California.

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2021 SCHEDULE A

-Signature Page-

Effective for Calendar Year ending December 31, 2021

ASSIGNEE

REGIONAL HOUSING AUTHORITY

By: _____
Name: Gustavo Becerra
Title: Executive Director

ASSIGNOR(S)

BRUNSWICK-BBP, LLC,
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

DEVONSHIRE-BBP, LLC,
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

LONE OAK I-BBP, LLC,
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

GRASS VALLEY TERRACE-BBP, LLC,
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

CASHIN'S FIELD-BBP, LLC,
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

CEDAR LANE-BBP, LLC,
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

CEDAR LANE PSH-BBP, LLC
a California limited liability company

By: Building Better Partnerships, Inc.,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Gustavo Becerra
Its: President

BUILDING BETTER PARTNERSHIPS, INC.,
a California non-profit public benefit corporation

By: _____
Name: Gustavo Becerra
Its: President

2021 SCHEDULE B

-Assignor and Project Listing-

Assignor	Project
BRUNSWICK-BBP, LLC	Brunswick Commons
DEVONSHIRE-BBP, LLC	Colusa Devonshire
LONE OAK I-BBP, LLC	Lone Oak Senior
GRASS VALLEY TERRACE-BBP, LLC	Grass Valley Terrace
CASHIN'S FIELD-BBP, LLC	Cashin's Field
CEDAR LANE-BBP, LLC	Cedar Lane Family
CEDAR LANE-BBP, LLC	Cedar Lane PSH
BUILDING BETTER PARTNERSHIPS, INC.	<ol style="list-style-type: none">1. Brunswick Commons2. Colusa Devonshire3. Lone Oak Senior4. Grass Valley Terrace5. Cashin's Field6. Cedar Lane Family7. Cedar Lane PSH

OMNIBUS ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS OMNIBUS ASSIGNMENT AND ASSUMPTION AGREEMENT (this “**Agreement**”) is entered into as of the date of each such Schedule which is attached hereto (the “**Effective Date**”) by and among Regional Housing Authority, a public body corporate and politic (“**Assignee**”) and each Assignor (as shown on the signature page attached to each **Schedule A** (defined below)). Assignor and Assignee are referred to herein collectively as the “**Parties**” or individually a “**Party**.” Capitalized terms used but not defined herein shall have the meanings given to them in the project documents identified below (as may be amended, amended and restated, supplemented or otherwise modified from time to time, collectively, the “**Project Documents**”).

WITNESSETH:

WHEREAS, each Assignor is either an affiliate of or related to the Assignee;

WHEREAS, each Assignor has entered into certain Project Documents, including, without limitation, an amended and restated limited partnership agreement or amended and restated operating agreement, development services agreement, incentive management fee agreement, company or partnership management fee agreement, asset management agreement or other services agreement, related to an affordable housing project (the “**Project**”) which provide for payment of fees and/or distributions of cash flow or sales proceeds to each Assignor (collectively, “**Assigned Interests**”);

WHEREAS, the Parties agree that the personnel who have the skill, experience and qualifications required to perform the services to earn the income related to each Assigned Interests (“**Assigned Interests Income**”) are employed by the Assignee;

WHEREAS, the Parties agree that the Assigned Interests Income will be realized solely through the efforts of the Assignee personnel and that the underlying Assigned Interests Income is more fairly allocable to the Assignee which is the party which will provide the services to earn the Assigned Interests Income;

WHEREAS, the Parties agree that each Assignor, Project, Assigned Interest and Assigned Interest Income shall be tracked on a calendar year basis beginning with calendar year 2020 and all preceding applicable calendar years, e.g., *2020 Schedule A* attached hereto showing the Parties signatures for Projects closed prior to calendar year 2021 and *2020 Schedule B* attached hereto listing the Assignors, Projects and Assigned Interests related to Projects closed prior to calendar year 2021 which shall collectively represent the “**Schedule**” for all Projects closed prior to calendar year 2021); and

WHEREAS, the Parties agree that a new Schedule A and B will be signed and filled out for each Project closed in each such calendar year subsequent to 2020 in which the relevant Parties enter into Project Documents with related Assigned Interests to be assigned to Assignee for said calendar year and each new Schedule A and B for each such calendar year shall be attached to this Agreement.

NOW THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration hereinafter described, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. The foregoing recitals are incorporated herein.
2. Each of the Parties hereto consents to each Schedule, attached hereto to which it is a party, as of the Effective Date of each such Schedule.
3. Each Assignor listed on a Schedule attached hereto hereby assigns, designates and transfers to the Assignee, all rights to such Assignor's Assigned Interests Income arising under or in connection with such Assignor's Project Documents, and the Assignor accepts such assignment of said Assigned Interests Income and the assumption of obligations of each respective Assigned Interests as provided for in said Project Documents.
4. Each Assignor acknowledges and agrees that the Assignee has and will continue to incur costs and expenses related to the oversight of each Assignor's operations and assets and coordinating the preparation of any required housing agency, federal, state, and local tax and other required filings and financial reports. In order to compensate the Assignee for the foregoing services, each Assignor agrees to pay the Assignee an annual amount to be paid on or before April 1 which will represent fair and reasonable payment for services rendered and/or reimbursement of Assignee's costs and expenses incurred on behalf of such Assignor related to the prior calendar year. The annual fee shall be in the amount of 90% of the Assignor's remaining cash balance on December 31 of said prior calendar year after payment of all such Assignor's expenses for such prior calendar year as determined by the accountants which prepare the Assignor's financial statements.
5. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one fully-executed instrument.
6. This Agreement constitutes the final understanding and agreement among the Parties with respect to the subject matter hereof and supersedes all prior negotiations, understandings, and agreements among the Parties, whether written or oral. This Agreement may be amended, supplemented or changed only by a writing signed or authorized by or on behalf of each Party to be bound thereby.
7. The foregoing terms are effective for each calendar year(s) as designated on each Schedule A and B and to the extent any transfer of cash or payment to or between the Assignor and Assignee related to the Project Documents has heretofore been taken, executed, delivered or performed by a Party during such calendar year, the same is hereby ratified and affirmed as being subject to the terms of this Agreement.
8. This Agreement will inure to the benefit of, and will be binding upon, each Party's successors and assigns.
9. This Agreement shall be governed exclusively by and construed in accordance with the applicable laws of the State of California.

Remainder of page intentionally left blank

2021 SCHEDULE A

-Signature Page-

Effective for Calendar Year ending December 31, 2021

ASSIGNEE

REGIONAL HOUSING AUTHORITY

By: _____
Name: Gustavo Becerra
Title: Executive Director

ASSIGNOR(S)

NEW HAVEN-SCAH, LLC,
a California limited liability company

By: Sutter Community Affordable Housing,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Brynda Stranix
Its: President

KRISTEN COURT III-SCAH, LLC,
a California limited liability company

By: Sutter Community Affordable Housing,
a California non-profit public benefit corporation
Its: Manager

By: _____
Name: Brynda Stranix
Its: President

SUTTER COMMUNITY AFFORDABLE HOUSING,
a California non-profit public benefit corporation

By: _____
Name: Brynda Stranix
Its: President

2020 SCHEDULE B

-Assignor and Project Listing-

Assignor	Project
NEW HAVEN-SCAH, LLC	New Haven
KRISTEN COURT III-SCAH, LLC	Kristen Court Phase 3
SUTTER COMMUNITY AFFORDABLE HOUSING	New Haven Maple Park Phase 1 Kristen Court Phase 1 Kristen Court Phase 2 Kristen Court Phase 3