



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

October 31, 2018

TO: Chairperson Dan Miller
Commissioner Kent Boes
Commissioner Brian Foss
Commissioner Manny Cardoza
Commissioner Jeramy Chapdelaine
Commissioner Diane Hodges
Commissioner Suzanne Gallaty
Commissioner Luis Uribe
Commissioner Ron Sullenger
Commissioner Toni Benson
Commissioner John Loudon
Commissioner Doug Lofton
Commissioner Andy Vasquez
Commissioner David Waite
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
Appeal-Democrat
Duane Oliveira, General Counsel Emeritus
PEU Local #1
Terrel Locke, City of Yuba City
Darin Gale, City of Yuba City
Judy Sanchez, City of Yuba City
The Union
Rob Choate, County of Nevada

NOTICE OF REGULAR MEETING

November 7, 2018

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, November 7, 2018 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
November 7, 2018, 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. AWARDS AND PRESENTATIONS:
 - 1. Family Self-Sufficiency Presentation
Alisha Parker, Occupancy Manager
- E. EXECUTIVE SESSION: May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
 - 2. CLOSED SESSION: Pursuant to Section 54957.6 of the California Government Code
Conference with Labor Negotiator Agency Negotiator: Patrick Clark
- 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.
 - 3. Approval of Minutes – October 3, 2018 pg. 1
 - 4. Resolution 18-1586 - Approval of the 2019 Payment Standard Housing Choice Voucher Program pg. 4
 - 5. Resolution 18-1587 – Public Housing Collection Loss Write-Off pg. 6
 - 6. Resolution 18-1588 – Rural Development Collection Loss Write-Off pg. 8

G. OLD BUSINESS: Discussion/Possible Action: NONE

H. NEW BUSINESS: Discussion/Possible Action:

7. Recommend Approval of Building Maintenance Services Contract pg. 10
Beckie Flores, Planning and Community
Development Manager

I. ADMINISTRATIVE REPORT:

8. Housing Choice Voucher Occupancy/Eligibility Update pg. 12
Alisha Parker, Occupancy Manager

9. RHA Owned Properties Occupancy/Eligibility Update pg. 13
Pattra Runge, Occupancy Manager

10. Planning and Community Development Update pg. 15
Beckie Flores, Planning and Community
Development Manager

11. Maintenance Update pg. 18
Tom Goodwin, Operations Manager

12. Finance Update pg. 19
Gail Allen, Chief Financial Officer

13. Administrative Update
Gustavo Becerra, Executive Director

J. HOUSING COMMISSIONERS' COMMENTS:

K. NEXT MEETING: December 5, 2018

L. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY
Minutes
Regular Board Meeting
October 3, 2018

ITEM NO. A - CALL TO ORDER:

Vice-Chairperson Manny Cardoza called the meeting to order at the Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.

ITEM NO. A - ROLL CALL:

Vice-Chairperson Manny Cardoza, Commissioners Ron Sullenger, Brian Foss, Kent Boes, Suzanne Gallaty, Diane Hodges, Jeremy Chapdelaine and David Waite were present. Chairperson Dan Miller, Commissioners John Loudon, Doug Lofton, Luis Uribe, Toni Benson, Andy Vasquez and were absent. Legal Counsel Brant Bordsen was also present.

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Commissioner Sullenger led the pledge of allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION:

Ron Slaven, Business Representative, Public Employees Union Local #1, thanked the Board of Commissioners for pulling the Imposition issue. He stated they are ready to get back to the table and get an agreement and was willing to do a side letter on outstanding issues such as holidays.

ITEM NO. D.1. – FAMILY SELF-SUFFICIENCY GRADUATE ALICIA VARGAS:

Occupancy Manager Alisha Parker said Alicia Vargas started on the Family Self-Sufficiency program in 2014 with a goal to become employed full-time and be independent of public assistance. She graduated on September 1, 2018. Ms. Vargas is currently working as a CNA in Grass Valley and plans on continuing her education to become a LVN. Mrs. Parker shared Ms. Vargas will be receiving an escrow check in the amount of \$10,512.24.

ITEM NO. E.2. – CLOSED SESSION: PURSUANT TO SECTION 54957.6 OF THE CALIFORNIA GOVERNMENT CODE: CONFERENCE WITH LABOR NEGOTIATOR, AGENCY NEGOTIATOR: PATRICK CLARK:

Vice-Chairperson Cardoza said the Board approved the Executive Director Gustavo Becerra to sign a side letter with the union regarding benefits.

ITEM NO. F.3. through F.12. - CONSENT CALENDAR:

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

ITEM NO. G. – OLD BUSINESS: NONE

ITEM NO. H.13. – RECOMMEND APPROVAL TO AWARD ELECTRIC UPGRADE PROJECT AT THE YUBA CITY MIGRANT FARMWORKER CENTER:

Senior Development and Rehabilitation Specialist Larry Tinker explained the Housing Authority owns the electrical system in the Yuba City Migrant Farmworker Center, it does not belong to Pacific Gas & Electric (PG&E) and staff have been working on getting the system upgraded for some time. The upgrade will include new switches, wiring, poles, and connection points. Mr. Tinker mentioned there were three (3) bids were submitted.

Commissioner Sullenger made a motion to approve the bid from JB's High Voltage, in the amount of \$120,000.00 for the upgrade project to the existing 12.47 KV electric distribution system planned for the Migrant Farmworker Housing Center in Yuba City, and authorize the Executive Director to execute the construction contract and all required documents. Commissioner Foss made the second. All were in favor by voice vote.

ITEM NO. H.14. –RECOMMEND APPROVAL OF IMPOSITION DOCUMENT FOR THE PERIOD OCTOBER 3, 2018-OCTOBER 2, 2019:

Vice-Chairperson Cardoza stated this item will be pulled and tabled for a future meeting.

ITEM NO. I.9. – FINANCE UPDATE:

Chief Financial Officer Gail Allen stated the provided report runs through the end of August 2018. She went over the differences between the restricted properties and the unrestricted properties. Ms. Allen explained there was not enough money in the reserve account for Kingwood Commons to cover the roofing project and is currently in the negative and the Devonshire Apartments continue to struggle.

Ms. Allen said Housing and Urban Development (HUD) requires a financial report be given to the Board each month and include budget to actuals along with the net income. She went over those reports provided in the packet.

ITEM NO. I.10. – ADMINISTRATIVE UPDATE:

Mr. Becerra stated he would have staff give a presentation on the Family Self-Sufficiency program. He mentioned staff is working with a developer to do an acquisition rehab project to bring in some equity with tax credits to assist with the financial needs of the Devonshire Apartments.

Mr. Becerra explained the Housing Authority manages homes for the City of Yuba City. He stated there have been questions regarding the homes on Bridge Street and the City of Yuba City is not at a point to begin the relocation process.

ITEM NO. J. HOUSING COMMISSIONERS' COMMENTS:

Commissioner Waite applauded staff for having to go through two audits back to back.

Vice-Chairperson Cardoza mentioned the third candidate's forum for the Yuba County Supervisors will

take place this afternoon. He also said the merchants on Plumas Street, Yuba City, CA will be doing a Halloween Trick or Treat event tomorrow night from 5:00 PM to 7:00 PM. Vice-Chairperson Cardoza stated there will be a pink ribbon run on Saturday.

ITEM NO. K – NEXT MEETING: October 17, 2018

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 1:08 PM.



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RESOLUTION NO. 18-1586

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY APPROVAL OF THE 2019 PAYMENT STANDARD-HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the Regional Housing Authority (RHA) manages up to 1661 Housing Choice Voucher Participants; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) allows Public Housing Authorities to establish a payment standard of 90-110% of Housing Choice Voucher Fair Market Rents (FMR); and

WHEREAS, the Board of Commissioners of RHA has reviewed the information submitted;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Regional Housing Authority that:

1. The Housing Authority has conducted a review of the Sutter, Nevada, Colusa, and Yuba County's Housing Choice Voucher Program Payment Standards.
2. The Housing Authority wishes to establish the payment standard at 95% of HUD's published Fair Market Rent for Colusa County, 97% of HUD's published Fair Market Rent for Sutter and Yuba Counties, and 100% of HUD's published Fair Market Rent for Nevada County.
3. The Housing Authority has properly calculated the Housing Choice Voucher Payment Standard based on the HUD Approved Fair Market rents for Sutter, Nevada, Yuba and Colusa Counties.
4. New payment standards will be implemented effective January 1, 2019, which are as follows:

Payment Standard Table on following page:



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County/Year	Bedroom				
	0	1	2	3	4
Sutter County-2019					
FMR	\$670	\$674	\$878	\$1,269	\$1,542
97%	\$649.90	\$653.78	\$851.66	\$1,230.93	\$1,495.74
2019 PMT STANDARD	\$649	\$653	\$851	\$1,230	\$1,495
2018 PMT STANDARD	\$640	\$644	\$843	\$1,226	\$1,484
Difference from 2018	\$9	\$9	\$8	\$4	\$11
Nevada County-2019					
FMR	\$778	\$916	\$1,211	\$1,751	\$1,978
100%	\$778	\$916	\$1,211	\$1,751	\$1,978
2019 PMT STANDARD	\$778	\$916	\$1,211	\$1,751	\$1,978
2018 PMT STANDARD	\$757	\$892	\$1,186	\$1,725	\$2,075
Difference from 2018	\$21	\$24	\$25	\$26	-\$97
Colusa County-2019					
FMR	\$608	\$736	\$893	\$1,291	\$1,569
95%	\$577.60	\$699.20	\$848.35	\$1,226.45	\$1,490.55
2019 PMT STANDARD	\$577	\$699	\$848	\$1,226	\$1,490
2018 PMT STANDARD	\$519	\$708	\$813	\$1,183	\$1,369
Difference from 2018	\$58	-\$9	\$35	\$43	\$121
Yuba County-2019					
FMR	\$670	\$674	\$878	\$1,269	\$1,542
97%	\$649.90	\$653.78	\$851.66	\$1,230.93	\$1,495.74
2019 PMT STANDARD	\$649	\$653	\$851	\$1,230	\$1,495
2018 PMT STANDARD	\$640	\$644	\$843	\$1,226	\$1,484
Difference from 2018	\$9	\$9	\$8	\$4	\$11

This Resolution was approved at the Regular Meeting of the Board of Commissioners on November 7, 2018 by the following vote:

AYES:
 NAYS:
 ABSTAINED:
 ABSENT:

ATTEST: _____
 Dan Miller, Chairperson

(SEAL)

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RESOLUTION 18-1587

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING LOW INCOME HOUSING COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$1,768.10

WHEREAS, the Regional Housing Authority operates low-income housing projects 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 makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending October 31, 2018 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 \$1,768.10.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 7th day of November 2018 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Dan Miller, Chairperson

(SEAL)



6

Public Housing
Collection Loss Write Off
Period: October 2018

Tenant	Property	Address	Move In	Date	Move Out	Monthly Rent	Rent Owed	Late Fee's	Damages	Solar	Legal Fee's	Total Owed	Payback Agreement						
T0006570	Rich-02	389 Miles Avenue	05/20/15	08/29/18	\$ -	\$ -	\$ -	\$ -	\$ 761.09	\$ 307.01	\$ 700.00	\$ 1,768.10	No						
												Total Write Off							
												\$ -	\$ -	\$ -	\$ 761.09	\$ 307.01	\$ 700.00	\$ 1,768.10	

10/30/18

Deceased *

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

Exhibit A

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RESOLUTION 18-1588

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$701.51

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 October 31, 2018 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 \$701.51.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 7th day of November 2018 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Dan Miller, Chairperson

(SEAL)



USDA
Collection Loss Write Off
Period: October 2018

<u>Tenant</u>	<u>Property</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>
T0008952	RD	420 Miles Avenue #04	11/28/16	09/10/18	\$ 646.00	\$ 115.40	\$ -	\$ 586.11	\$ -	\$ -	\$ -	\$ 701.51	No
												P 10/30/18	
												Total Write Off	
												\$ 701.51	

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
STAFF REPORT**

Date: November 7, 2018
To: Board of Commissioners
From: Beckie Flores, Planning & Community Development Manager

SUBJECT: Building Maintenance Services Contract
RECOMMENDATION: Ratify contract award to Brewer & Son's Construction for Building Maintenance Services
FISCAL IMPACT: Estimated to range from \$25,000 - \$100,000 per year

Background

On July 25, 2018 staff published a Request For Proposals (RFP) for Building Maintenance Services to solicit bids from qualified general contractors to provide labor, materials and equipment required to perform miscellaneous, on-call building maintenance services. These services are used periodically for overflow of unit turnovers when our Maintenance Department has a backlog of work, and also for small rehab projects within the Housing Authority's portfolio. The RFP was distributed to over 100 licensed contractors and proposals were received from the following:

Brewer & Son's Construction
Belz Construction Inc.
GHH Engineering Inc.
Fletcher's Plumbing & Construction Inc.

Discussion

Proposals were received on August 21, 2018 and subsequently reviewed and scored for competency. Contractors were scored in the following areas:

1. Cost – the average hourly rate charged.
2. Overall experience – experience in the construction field.
3. RHA experience – experience working on projects for or managed by the Housing Authority.
4. Organization & Licensing – Contractor staffing and any additional certifications or licensing.
5. References

Each area received a score of 1-5 points with the contract being awarded to the bidder with the highest score. In the event of a tie, the bidder with the lowest average hourly rate would be awarded the contract. The proposals received had the following scores:

Brewer & Son's Construction	23 points
Belz Construction Inc.	15 points
GHH Engineering Inc.	20 points
Fletcher's Plumbing & Construction Inc.	23 points

Brewer & Son's and Fletcher's Plumbing & Construction tied with each receiving a score of 23, but Brewer & Son's Construction had a lower average hourly rate and was, therefore, awarded the contract.

Since the amount of the contract will vary depending on the amount of on-call work performed by the contractor, it is possible Brewer & Son's could be paid an amount that would exceed the Housing Authority's small purchase threshold of \$50,000 per year. Therefore, staff is asking for the Board of Commissioners to ratify the contract award to Brewer & Son's Construction for Building Maintenance Services.

Recommendation

Staff recommends that the Board of Commissioners of the Regional Housing Authority ratify the selection of Brewer & Son's Construction for Building Maintenance Services contract for an initial 3-year term with the option of two 1-year extensions.

Prepared by:

Submitted by:



Beckie Flores
Planning & Community Development Manager



Gustavo Becerra
Executive Director

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: November 7, 2018
 To: Board of Commissioners
 From: Alisha Parker, Occupancy Manager

SUBJECT: Quarterly Occupancy (Q2-2018) report for quarter ending September 30, 2018

RECOMMENDATION: None

FISCAL IMPACT: Budget based allocations per funding sources

U.S. Department of Housing and Urban Development (HUD) Funded Programs:

Program	Units Available	July	August	September
HCV/Section 8	Budget Based Allocation (Sutter-829 includes 82 Project Based Vouchers Nevada-295 Colusa-66 (includes 32 PBV) Yuba-449)	Total-1628 Sutter-774 Nevada-306 Colusa-61 Yuba-445	Total-1631 Sutter-777 Nevada-305 Colusa-61 Yuba-443	Total-1635 Sutter-777 Nevada-314 Colusa-60 Yuba-437
HCV Port-Out Administered	N/A	11	14	15
VASH	23 units for Nevada County 29 units for Yuba City	31	31	32

Comments:

The Housing Choice Voucher (HCV) waitlist remains open, currently we do not plan on closing the list. RHA's goal is to have a two-year waitlist due to the administrative burden of opening the waitlist, which is estimated to be around 4,000 applicants, currently RHA has 2,000 applicants. RHA has 10 VASH vouchers issued and searching for housing.

Prepared by: 
 Alisha Parker/Occupancy Manager

Submitted by: 
 Gustavo Becerra/Executive Director

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: November 7, 2018
To: Board of Commissioners
From: Pattra Runge, Occupancy Manager

SUBJECT: Quarterly Occupancy (Q2-2018) report for quarter ending September 30, 2018

RECOMMENDATION: Update Only

FISCAL IMPACT: Budget based allocations per funding sources

Housing and Urban Development (HUD) Funded Programs:

Program	Units Available	July	August	September
Public Housing (Yuba City, Live Oak)	171	170	168	168

United States Department of Agriculture (USDA)/Rural Development:

Development	Units Available	July	August	September
USDA/Farm Labor (Yuba City)	188 (156)	153	153	152
Centennial Arms (Live Oak)	21	20	20	21
Butte View (Live Oak)	31	30	30	31

Office of Migrant (OMS) Services

Development	Units Available	July	August	September
Migrant Center (Yuba City)	71	71	71	70

Local Camp 35 (LC35):

Development	Units Available	July	August	September
Transitional Trailer (Yuba City)	1	1	1	0
Trailer Park (Yuba City)	8	8	8	8

RHA Owned and/or Managed Affordable Housing Properties:

Development	Units Available	July	August	September
Kingwood Commons (Yuba City)	63	59	63	62
Devonshire (Colusa)	29	27	28	26
Percy Avenue (Yuba City)	8	8	8	8

Homes2Families (Yuba City)	12	12	12	12
MH-Teesdale-SRO's (Yuba City)	6	5	6	6
Neighborhood Stabilization Program -1 (Yuba City, Live Oak)	9	9	9	9
Neighborhood Stabilization Program-3 (Yuba City)	12	12	12	12

Sutter Community Affordable Housing

Development	Units Available	July	August	September
Town Center (Yuba City)	27	27	27	27
Yolo-Heiken (Yuba City)	5	5	5	5
Maple Park I (Live Oak)	55	54	53	54
Kristen Court (Live Oak)	55	55	53	55

Commercial Space

	Units	July	August	September
Miles Market (Yuba City)	1	1	1	1
YCUSD-Bernard (Yuba City)	1	1	1	1
Ampla Health Clinic (Yuba City)	1	1	1	1

Building Better Partnerships Inc.


Development	Units Available	July	August	September
MH-814 F-SRO's (Marysville)	10	10	9	9
Maple Park II (Live Oak)	34	34	32	31

Comments:

Office of Migrant Services (OMS):

OMS residents filed for an extension, which was granted, extending the season to November 29, 2018.

At this time the following property waitlists are open: USDA Rural Development – Richland, Centennial Arms, Butte View Estates, Kingwood Commons, Devonshire Apartments, Town Center Senior Manor, Percy Apartments, Transitional Trailer, Maple Park I and Maple Park II, and Richland Housing (Public Housing) 4 and 5 bedrooms only.

Prepared by: 
Pattra Runge/Occupancy Manager

Submitted by: 
Gustavo Becerra/Executive Director

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: November 7, 2018
To: Board of Commissioners
From: Beckie Flores, Planning & Community Development Manager

SUBJECT: Planning & Community Development (PCD) Department Update
RECOMMENDATION: None.
FISCAL IMPACT: Not applicable.

Departmental Updates:

Housing Rehabilitation Program – The PCD Department is currently administering owner-occupied housing rehabilitation programs for the following jurisdictions: City of Colusa, City of Yuba City, City of Williams, Sutter County, City of Marysville and Lake County. The following is a summary of housing rehabilitation projects approved since August 15th:

<u>Jurisdiction</u>	<u># Projects Approved</u>
Yuba City	1

First Time Homebuyer – The PCD Department is currently administering first time homebuyer programs for the following jurisdictions: City of Yuba City, City of Williams, City of Colusa and Lake County. The following is a summary of first time homebuyer projects approved since August 15th:

<u>Jurisdiction</u>	<u># Projects Approved</u>
Lake County	2
Yuba City	1

Richland Rural Development (Yuba City) – USDA RD has awarded an additional \$3 million to continue the rehabilitation of the interiors and exteriors of our farmworker housing units located at the Richland Housing complex. The additional funding will also pay for new playground equipment, parking lot improvements and a community garden space. Revised completion date is February, 2019.

Butte House Office Solar (Yuba City) – On July 18, 2018 the Board of Commissioners approved a contract with Hammond Electric for the installation of solar panels at the RHA main offices located on Butte House Road in Yuba City. The solar panel installation is complete and staff is waiting on PG&E for permission to operate the system.

Asphalt Sealing Project (various RHA properties) – On August 15, 2018 the Board of Commissioners approved a contract with D&S Asphalt Sealing Co. for the asphalt/crack sealing of the driveways and parking areas of several of our properties. The project is almost complete and expected to wrap up on November 2nd.

River City Manor Exterior Rehab Project (Yuba City) – On August 15, 2018 the Board of Commissioners awarded a contact to California Window Industries for the exterior rehabilitation of River City Manor. Work started on October 16th and the project is currently underway. The initial scope of the project includes four of the six building on the site. Staff expects to rehab the exteriors of the remaining two buildings in 2019.

Migrant Farmworker Center Balconies, Siding, Stairs and Concrete Repairs (Yuba City) – On September 19, 2018 the Board of Commissioners awarded a contract to Belz Construction for repairs to the balconies, siding, stairs and concrete at the Migrant Farmworker Center located at the Richland Housing complex. Work is expected to start in December after the units have been vacated.

Migrant Farmworker Center Electrical Repairs (Yuba City) – On October 3, 2018 the Board of Commissioners awarded a contract to JB's High Voltage for repairs to the electrical system located at the Migrant Farmworker Center located at the Richland Housing complex. The project consists of various electrical components being upgraded and/or replaced including new surge arrestors, fuses, pole-top switches, wooden poles, crossarms, fuse link cutouts and dead-end insulators. Work is expected to start in December after the units have been vacated.

Kingwood Commons Roof Replacement (Yuba City) – RHA has been awarded City of Yuba City Community Development Block Grant (CDBG) funds to replace some of the roofs at Kingwood Commons. These CDBG funds will be leveraged with unrestricted reserves to replace the roofs of two buildings on the site. The project is expected to go out to bid in December, 2018.

Richland Permanent Supportive Housing (Yuba City) – Staff is working with co-development partner Pacific West Communities (PWC) to develop a 40-unit permanent supportive housing project that will provide housing for homeless and mentally disabled persons. The NEPA environmental review is complete and other predevelopment tasks are underway including the preparation of an application for No Place Like Home funds. The developer will subsequently apply for tax credits in March, 2019.

Kristen Court Phase II (Live Oak) – Due to funding gaps in the project's pro forma, our co-development partner, Pacific West Communities, has delayed the closing on the construction financing until early 2019. Kristen Court II will consist of 24 units and will be funded with 4% tax credits and HOME Investment Partnerships Program funds. Deal points for the operating agreement for all phases of Kristen Court Apartments have been worked out with the City of Live Oak.

Truckee Artist Lofts (Truckee) – Truckee Artist Lofts is a mixed-income, mixed-use development that will provide 90 apartments and 4,000 square feet of retail space. Our co-development partner, CFY Development (CFY) has secured financing for the project including 4% tax credits, bonds and CalHFA funds. The Housing Authority has committed 25 project-based Housing Choice Vouchers to the development. CFY has applied for HOME funds to help fill the project's funding gap. HOME awards are expected to be announced in December, 2018.

Lone Oak Senior Housing (Penn Valley) – Staff is working with co-development partner Pacific West Communities (PWC) and AMG & Associates to develop 31 units of senior housing in Penn Valley, CA. The Housing Authority has committed 30 project-based vouchers to the development. Unfortunately, the project’s tax credit application was unsuccessful. The developer plans to apply again in March, 2019 and has also requested additional funding from Nevada County inclusionary housing funds.

Cedar Lane Affordable Housing (Linda) – Staff is working with co-development partner Pacific West Communities (PWC) and the County of Yuba to develop affordable housing on a site located on Cedar Lane in Linda, CA. Staff has worked out a development agreement with Yuba County and the Housing Authority will look to commit project-based Housing Choice Vouchers to the development. The developer is currently working on a project pro forma.

Prepared by:



Beckie Flores
Planning & Community Development Manager

Submitted by:



Gustavo Becerra
Executive Director

REGIONAL HOUSING AUTHORITY

DATE: November 7, 2018
 TO: Board of Commissioners
 FROM: Tom Goodwin, Operations Manager

SUBJECT: Maintenance and Operations Update

- Total work orders for July, August and September, 2018 were 1531. Break down as follows:
- Total number of work orders by projects:

Priority & Category	bve	ca	date	devons	h2f	joann	kc	kris-rha	lc-35	mh	mp	nsp	other	oms	percy	rd	rich	tc	tp	tr-185	tt	vo	yolo	TOTAL
Emergency	10	3	13	17	3	7	28	0	2	8	15	4	0	2	2	69	49	3	0	0	0	0	0	235
Make Ready's	3	0	0	3	0	0	3	0	0	1	4	1	0	19	0	10	7	0	0	0	0	0	0	51
Routine	34	37	56	83	14	42	142	0	23	22	135	35	1	164	14	259	147	22	5	0	0	2	5	1242
Scheduled	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	3
Total Property	47	40	69	103	17	49	174	0	25	31	154	41	1	185	16	338	204	25	5	0	0	2	5	1531
Pending	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completed	47	40	69	103	17	49	174	0	25	31	154	41	1	185	16	338	204	25	5	0	0	2	5	1531
Pest	4	0	3	6	0	1	24	0	1	1	0	7	0	1	4	29	23	1	0	0	0	0	0	105
Cancelled	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2
HQS	0	18	0	28	0	0	29	0	0	0	0	0	0	0	0	130	0	0	0	0	0	2	0	207

Prepared By:



Tom Goodwin, Operations Manager

Submitted By:



Gustavo Becerra, Executive Director

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**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: November 7, 2018
To: Board of Commissioners
From: Gail Allen – Chief Financial Officer
Subject: Financial Review
Project Net Income April 1, 2018, through September 30, 2018
Reserve Account Balances Through October 31, 2018

Although most of RHA's project income must stay within the project where the funding was derived, all but three projects (HCV-HAP, Devonshire and Kingwood Commons) saw positive Net Income through September.

Housing Choice Vouchers (1,661 restricted units; 1,609 Tenant Based + 52 VASH)

- *Housing Assistance Payments (RNP)* -- >99% proration
\$<22,456 net income. Shortfall offset by prior period Reserves.
- *Administration Fee (UNP)* – Proration 80% (January-August)
\$120,286 net income deposited into reserve account to be used to offset future shortfalls.
Occupancy Staff continue their lease-up drive and have successfully increased voucher utilization to almost 97%.

Public Housing (173 restricted units; 50 Date Street + 24 Joann Way + 99 Richland Housing)

\$358,338 combined net income – Net Income a result of an initial \$407,630 in FYE 2018 CFP allocation and \$5,556 recent award due to other funds becoming available by HUD. Funds may be used for operations, as well as capital expenditures. It is anticipated that a majority of the \$413,186 CFP will be required for operational activities during FYE 2019. Current Operating Subsidy proration rate is 93.39%.

Rural Development (244 restricted units; 32 Butte View Estates + 22 Centennial Arms + 190 Richland Housing)

\$18,872 combined net income (includes \$138,773 deposited into mandated reserve accounts).

Homes2Families (12 restricted units; City of Yuba City owned, RHA managed)

\$8,497 combined net income which includes 2018 retroactive management fee increase along with flooring, fencing and HVAC replacements in a number of units.

Neighborhood Stabilization Program 1 & 3 (22 restricted units; 9 NSP1 + 13 NSP3)

\$32,996 combined net income deposited into mandated reserve accounts

TRIO (3 units) -- **\$33,918 net income**

Mental Health Services (16 restricted units; 6 Teesdale + 10 Heather Glenn)

\$629 combined net income (\$401 Heather Glenn + \$228 Teesdale) deposited into reserve accounts.

Unrestricted Properties (including restricted Devonshire) -- **\$44,163 unrestricted/restricted combined (Devonshire) net income** may be deposited into reserve accounts for past "borrowing" and/or future operations/rehab activities for any RHA project.

- **Cost Centers** (Management/Work Order/Fuel Fees/Developer Fees) -- **\$78,458 net income**
- **Devonshire** (30 restricted units - restricted) -- **<\$45,420 net income**. Negative receipts are a direct result of evictions and various plumbing, HVAC, flooring and painting needs.
- **Kingwood Commons** (64 units) -- **<\$77,762 net income**. Negative receipts are a result of roofing and new com-cable in two buildings and HVAC replacement.
- **Miscellaneous Programs** – Kristen Court, LC35 (Miles Market, School, Solar Farm), Solar & Stony Creek – **\$65,329 net income**
- **Planning/Community Development** (First-Time Home Buyer, Owner Occupied Rehab, RHA Development/Maintenance) -- **\$6,081 net income**
- **Percy Avenue** (8 units) -- **\$9,441 net income**
- **Trailer Park** (8 units) – **\$5,557 net income**
- **Transitional Trailer** (1 unit) -- **\$2,478 net income**

RESERVE ACCOUNTS:

All mandated reserve accounts are fully funded and restricted to the individual programs. The attached balances are through October 31, 2018. Accounts are considered restricted unless otherwise identified.

CALENDAR OF EVENTS:

FYE 2020-2021 (2 year) proposed budget to Migrant office.....	October 2019
FYE 2020 agency budget process begins.....	November 2018
Migrant Center closes	November 30, 2018
FYE 2020 agency budget approval to USDA and Board	January 2019
FYE 2020 HUD operating subsidy submission	January 2019
Fiscal year ends	March 31, 2019
Migrant Center opens	May 1, 2019
FYE 2018 financial audit (onsite)	May 2019
FYE 2018 unaudited REAC submission	May 31, 2019
FYE 2019 audited READ submission.....	September 2019

Prepared by:

Submitted by:



Gail L. Allen, Chief Financial Officer



Gustavo Becerra, Executive Director

Housing Choice Voucher - Admin Fee, FSS Coordinator & Port-Ins

Period = Apr 2018-Sep 2018

	Admin Fee		FSS		Port-Ins		Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
3000-00-000 INCOME								
3499-00-000 Grant Income	540,275.00	476,468.34	55,404.22	476,468.34	-5,107.22	590,572.00	476,468.34	
3699-00-000 Other Income	5,674.76	6,189.12	0.00	6,189.12	0.00	5,674.76	6,189.12	
3999-00-000 Total Income	545,949.76	482,657.46	55,404.22	482,657.46	-5,107.22	596,246.76	482,657.46	
4000-00-000 EXPENSES								
4199-00-000 Administrative Expenses	387,155.83	458,754.42	7,197.49	458,754.42	79.06	394,432.38	458,754.42	
4299-00-000 Tenant Services Expenses	3,780.81	0.00	49,541.37	0.00	0.00	53,322.18	0.00	
4399-00-000 Utility Expenses	4,698.81	5,031.60	0.00	5,031.60	0.00	4,698.81	5,031.60	
4499-00-000 Maintenance Expenses	15,793.58	5,754.54	0.00	5,754.54	0.00	15,793.58	5,754.54	
4599-00-000 General Expenses	3,265.98	4,727.76	0.00	4,727.76	0.00	3,265.98	4,727.76	
4799-00-000 Housing Assistance Payments	0.00	0.00	0.00	0.00	4,448.00	4,448.00	0.00	
8000-00-000 Total Expenses	414,695.01	474,268.32	56,738.86	474,268.32	4,527.06	475,960.93	474,268.32	
9000-00-000 NET INCOME	131,254.75	8,389.14	-1,334.64	8,389.14	-9,634.28	120,285.83	8,389.14	

Housing Choice Voucher - HAP's

Period = Apr 2018-Sep 2018

	Sutter	Colusa	Maple Park	Maple PBV	Maple-2 PBV	Nevada	Stony PBV	VASH	Yolo PBV	Yuba	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
3000-00-000 INCOME											
3499-00-000 Grant Income	4,988,683.00	0.00	0.00	0.00	0.00	0.00	0.00	60,850.00	0.00	0.00	5,049,533.00
3699-00-000 Other Income	11,677.45	142.50	0.00	36.00	0.00	380.00	0.00	0.00	0.00	363.68	12,599.63
3999-00-000 Total Income	5,000,360.45	142.50	0.00	36.00	0.00	380.00	0.00	60,850.00	0.00	363.68	5,062,132.63
4000-00-000 EXPENSES											
4799-00-000 4799-00-000	2,080,095.00	77,098.00	22,976.00	190,585.00	101,893.00	1,084,581.00	103,459.00	94,655.00	11,630.00	1,317,616.90	5,084,588.90
8000-00-000 8000-00-000	2,080,095.00	77,098.00	22,976.00	190,585.00	101,893.00	1,084,581.00	103,459.00	94,655.00	11,630.00	1,317,616.90	5,084,588.90
9000-00-000 NET INCOME	2,920,265.45	-76,955.50	-22,976.00	-190,549.00	-101,893.00	-1,084,201.00	-103,459.00	-33,805.00	-11,630.00	-1,317,253.22	-22,456.27

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Public Housing

Period = Apr 2018-Sep 2018

	Date Street		Joanne Way		rich-02		Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
3000-00-000 INCOME								
3199-00-000 Net Tenant Income	84,875.40	82,435.62	34,807.94	34,656.54	258,292.64	237,934.50	377,975.98	355,026.66
3499-00-000 Grant Income	135,349.09	140,641.18	61,287.74	79,118.76	483,065.17	299,854.12	679,702.00	519,614.06
3699-00-000 Other Income	66.52	33.78	36.14	6.78	976.78	8.40	1,079.44	48.96
3999-00-000 Total Income	220,291.01	223,110.58	96,131.82	113,782.08	742,334.59	537,797.02	1,058,757.42	874,689.68
4000-00-000 EXPENSES								
4199-00-000 Administrative Expenses	38,611.28	53,484.24	28,638.49	39,502.68	121,932.45	181,703.64	189,182.22	274,690.56
4299-00-000 Tenant Services Expenses	5,492.39	6,359.28	4,753.83	4,357.32	6,180.36	8,840.82	16,426.58	19,557.42
4399-00-000 Utility Expenses	34,711.15	35,457.84	13,313.38	14,268.30	68,580.06	65,799.72	116,604.59	115,525.86
4499-00-000 Maintenance Expenses	71,068.81	65,982.48	34,663.19	25,757.64	132,403.41	135,004.80	238,135.41	226,744.92
4599-00-000 General Expenses	11,486.93	12,884.28	3,881.97	7,072.86	121,758.76	31,458.60	137,127.66	51,415.74
4799-00-000 Housing Assistance Payments	0.00	0.00	6.00	0.00	2,937.00	763.02	2,943.00	763.02
8000-00-000 Total Expenses	161,370.56	174,168.12	85,256.86	90,958.80	453,792.04	423,570.60	700,419.46	688,697.52
9000-00-000 NET INCOME	58,920.45	48,942.46	10,874.96	22,823.28	288,542.55	114,226.42	358,337.96	185,992.16

USDA

Period = Apr 2018-Sep 2018

	Butte View Estates		Centennial Arms		Richland Housing		Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
3000-00-000 INCOME								
3199-00-000 Net Tenant Income	150,905.03	159,524.76	109,134.28	108,050.82	1,040,423.52	1,026,735.54	1,300,462.83	1,294,311.12
3699-00-000 Other Income	125.03	59.64	30.65	20.64	594.87	0.00	750.55	80.28
3999-00-000 Total Income	151,030.06	159,584.40	109,164.93	108,071.46	1,041,018.39	1,026,735.54	1,301,213.38	1,294,391.40
4000-00-000 EXPENSES								
4199-00-000 Administrative Expenses	34,674.17	32,758.14	24,211.98	21,265.44	205,367.54	235,731.78	264,253.69	289,755.36
4299-00-000 Tenant Services Expenses	7,142.71	7,757.88	3,161.58	5,005.80	7,800.37	10,811.52	18,104.66	23,575.20
4399-00-000 Utility Expenses	19,939.40	21,337.56	13,138.53	14,493.18	137,404.72	135,474.12	170,482.65	171,304.86
4499-00-000 Maintenance Expenses	45,207.59	44,311.38	16,920.71	29,563.98	386,240.13	362,475.78	448,368.43	436,351.14
4599-00-000 General Expenses	1,928.42	4,664.46	1,544.06	3,507.12	57,649.27	46,027.38	61,121.75	54,198.96
4799-00-000 Housing Assistance Payments	10.00	0.00	12.00	214.98	0.00	943.02	22.00	1,158.00
4899-00-000 Financing Expenses	33,498.66	33,498.72	28,426.86	28,426.86	119,289.72	119,289.72	181,215.24	181,215.30
5999-00-000 Non-Operating Items	13,480.98	13,480.98	9,942.00	9,942.00	115,350.00	115,350.00	138,772.98	138,772.98
8000-00-000 Total Expenses	155,881.93	157,809.12	97,357.72	112,419.36	1,029,101.75	1,026,103.32	1,282,341.40	1,296,331.80
9000-00-000 NET INCOME	-4,851.87	1,775.28	11,807.21	-4,347.90	11,916.64	632.22	18,871.98	-1,940.40

TRIO

Period = Apr 2018-Sep 2018

	134 Edgewater Way		1850 Anthony Way		463 Lamarque Court		Bond Purchases		Total	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
3000-00-000 INCOME										
3199-00-000 Net Tenant Income	11,850.00	8,250.00	1,154.50	0.00	0.00	21,254.50				
3699-00-000 Other Income	-637.50	0.00	0.00	62,318.88	61,681.38					
3999-00-000 Total Income	11,212.50	8,250.00	1,154.50	62,318.88	82,935.88					
4000-00-000 EXPENSES										
4199-00-000 Administrative Expenses	1,050.00	0.00	322.50	815.20	2,187.70					
4499-00-000 Maintenance Expenses	0.00	880.46	0.00	110.33	990.79					
4599-00-000 General Expenses	1,646.04	131.16	143.24	103.50	2,023.94					
4899-00-000 Financing Expenses	0.00	0.00	0.00	43,815.68	43,815.68					
5999-00-000 Non-Operating Items	8,516.46	0.00	688.76	-9,205.22	0.00					
8000-00-000 Total Expenses	11,212.50	1,011.62	1,154.50	35,639.49	49,018.11					
9000-00-000 NET INCOME	0.00	7,238.38	0.00	26,679.39	33,917.77					

Mental Health Services Act

Period = Apr 2018-Sep 2018

	Heather Glenn		Teesdale		Total	
	Actual	Budget	Actual	Budget	Actual	Budget
3000-00-000 INCOME						
3199-00-000 Net Tenant Income	19,975.51	14,290.02	15,345.71	15,996.54	35,321.22	30,286.56
3499-00-000 Grant Income	0.00	8,500.02	0.00	0.00	0.00	8,500.02
3699-00-000 Other Income	0.34	0.00	5.51	4.44	5.85	4.44
3999-00-000 Total Income	19,975.85	22,790.04	15,351.22	16,000.98	35,327.07	38,791.02
4000-00-000 EXPENSES						
4199-00-000 Administrative Expenses	3,937.94	6,438.60	4,685.16	5,299.20	8,623.10	11,737.80
4399-00-000 Utility Expenses	8,323.86	8,370.78	5,898.28	5,167.68	14,222.14	13,538.46
4499-00-000 Maintenance Expenses	6,470.10	5,925.96	4,288.63	5,192.76	10,758.73	11,118.72
4599-00-000 General Expenses	843.04	1,145.04	251.28	303.84	1,094.32	1,448.88
5999-00-000 Non-Operating Items	0.00	874.98	0.00	0.00	0.00	874.98
8000-00-000 Total Expenses	19,574.94	22,755.36	15,123.35	15,963.48	34,698.29	38,718.84
9000-00-000 NET INCOME	400.91	34.68	227.87	37.50	628.78	72.18

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Unrestricted Properties

Period = Apr. 2018-Sep. 2018

	Cost Center: Vehicle Fleet		Cost Center: Home2Families		Cost Center: Maple Park		Cost Center: Maple Park, 2		Cost Center: SCAH		Cost Center: Maple Park Developer Fee		Devonshire		Kingwood Commons		Kristen Court-2		Kristen Court		IC-35			
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
3000-00-000 INCOME																								
3199-00-000 Net Tenant Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145,143.48	118,781.58	264,871.69	259,931.94	0.00	0.00	0.00	0.00	0.00	0.00	50,927.16	45,148.32
3499-00-000 Grant Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,289.00	0.00	28,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3699-00-000 Other Income	54,515.88	36,990.50	18,490.95	6,747.75	34,775.75	34,775.75	51,321.90	15.12	2.89	15.12	7.54	4.50	2.89	15.12	7.54	4.50	0.00	0.00	17,193.86	17,193.86	64,065.83	64,095.36	114,992.99	109,243.68
3999-00-000 Total Income	54,515.88	36,990.50	18,490.95	6,747.75	34,775.75	34,775.75	51,321.90	15.12	2.89	15.12	7.54	4.50	145,146.37	118,796.70	322,166.23	259,936.44	28,000.00	28,000.00	17,193.86	17,193.86	64,065.83	64,095.36	114,992.99	109,243.68
4000-00-000 EXPENSES																								
4199-00-000 Administrative Expenses	176.44	11,322.05	2,727.86	571.49	22,320.91	7,117.77	7,117.77	24,223.50	33,189.17	24,223.50	44,013.53	50,201.40	33,189.17	24,223.50	44,013.53	50,201.40	3,045.78	3,906.54	3,045.78	3,906.54	10,277.50	15,121.86	10,277.50	15,121.86
4299-00-000 Tenant Services Expenses	0.00	0.00	0.00	0.00	2,849.57	0.00	0.00	12,881.40	12,910.46	12,881.40	6,026.94	7,491.42	12,910.46	12,881.40	6,026.94	7,491.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4399-00-000 Utility Expenses	0.00	291.11	0.00	0.00	600.84	0.00	0.00	30,576.17	29,439.30	30,576.17	38,880.77	39,073.44	30,576.17	29,439.30	38,880.77	39,073.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4499-00-000 Maintenance Expenses	14,604.64	11,402.38	10,879.97	2,657.40	9,179.55	0.00	0.00	61,766.03	18,687.06	18,687.06	105,916.90	71,877.24	61,766.03	18,687.06	105,916.90	71,877.24	0.00	58.06	58.06	58.06	10,078.30	0.00	10,078.30	0.00
4599-00-000 General Expenses	3,633.10	75.48	0.00	0.00	155.65	0.00	0.00	14,819.61	1,605.06	1,605.06	124,271.29	10,440.60	14,819.61	1,605.06	124,271.29	10,440.60	0.00	0.00	0.00	0.00	966.84	128.46	966.84	128.46
4799-00-000 Housing Assistance Payments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	415.00	157.98	157.98	0.00	0.00	415.00	157.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4899-00-000 Financing Expenses	23,818.49	0.00	0.00	0.00	0.00	0.00	0.00	36,889.62	36,889.62	36,889.62	80,820.30	80,820.30	36,889.62	36,889.62	80,820.30	80,820.30	0.00	0.00	0.00	0.00	35,984.70	35,984.70	35,984.70	35,984.70
5999-00-000 Non-Operating Items	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.09	0.00	-0.09	0.00
8000-00-000 Total Expenses	42,232.67	23,091.02	13,607.83	3,228.89	35,106.52	7,117.77	7,117.77	190,566.06	123,883.92	123,883.92	399,929.73	259,904.40	190,566.06	123,883.92	399,929.73	259,904.40	3,045.78	3,964.60	3,045.78	3,964.60	57,307.25	51,235.02	57,307.25	51,235.02
9000-00-000 NET INCOME	12,283.21	13,899.48	4,883.12	3,518.86	-330.77	44,204.13	44,204.13	-45,419.69	-5,087.22	-5,087.22	-77,761.50	32.04	-45,419.69	-5,087.22	-77,761.50	32.04	24,954.22	13,229.26	24,954.22	13,229.26	57,685.74	58,008.66	57,685.74	58,008.66

	PCD - Contracts		PCD - Subrecipient		Percy		Kingwood Commons/Richland (S/Bar)		Stony Creek		Trailer Park		Transitional Trailer		Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
3000-00-000 INCOME																
3199-00-000 Net Tenant Income	0.00	0.00	0.00	0.00	27,947.38	26,825.94	0.00	0.00	0.00	0.00	24,123.20	23,546.64	4,440.00	4,680.00	517,452.91	478,914.42
3499-00-000 Grant Income	58,758.41	23,423.52	68,074.46	100,168.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	212,121.87	123,591.60
3699-00-000 Other Income	4,060.99	2,963.28	9,654.48	11,678.16	36.92	41.28	1,154,648.42	2,008.41	2,008.41	2,008.41	0.00	0.00	12.48	12.12	1,464,534.55	78,809.82
3999-00-000 Total Income	62,819.40	26,386.80	77,728.94	111,846.24	27,984.30	26,867.22	1,154,648.42	2,008.41	2,008.41	2,008.41	24,123.20	23,546.64	4,452.48	4,692.12	2,194,109.33	681,315.84
4000-00-000 EXPENSES																
4199-00-000 Administrative Expenses	57,949.49	22,721.10	69,746.45	109,873.62	8,124.44	7,887.24	0.00	2,890.28	2,890.28	2,890.28	3,990.99	7,754.76	637.94	381.72	282,008.63	238,165.20
4299-00-000 Tenant Services Expenses	0.00	0.00	3,140.19	2,969.22	0.00	7.50	0.00	0.00	0.00	0.00	0.00	17.52	0.00	0.00	24,927.16	23,367.06
4399-00-000 Utility Expenses	0.00	0.00	23.30	72.72	4,360.03	4,298.40	0.00	0.00	0.00	0.00	6,201.80	5,199.54	478.37	443.88	81,412.99	78,527.28
4499-00-000 Maintenance Expenses	315.02	0.00	2,846.82	1,834.20	5,611.65	10,160.70	0.00	0.00	0.00	0.00	8,273.79	5,569.92	784.83	2,607.48	244,375.34	110,736.60
4599-00-000 General Expenses	0.00	0.00	446.17	399.36	446.70	641.28	1,163,476.73	0.00	0.00	0.00	99.48	233.16	73.26	78.06	1,308,464.31	13,525.98
4799-00-000 Housing Assistance Payments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	415.00	157.98
4899-00-000 Financing Expenses	0.00	0.00	0.00	0.00	0.00	0.00	30,830.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	208,343.11	153,694.62
5999-00-000 Non-Operating Items	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.09	0.00
8000-00-000 Total Expenses	58,264.51	22,721.10	76,202.93	115,149.12	18,542.82	22,995.12	1,194,306.73	2,890.28	2,890.28	2,890.28	18,566.06	18,774.90	1,974.40	3,511.14	2,149,945.85	618,174.72
9000-00-000 NET INCOME	4,554.89	3,665.70	1,526.01	-3,302.88	9,441.48	3,872.10	-29,658.31	-881.87	-881.87	-881.87	5,557.14	4,771.74	2,478.08	1,180.98	44,163.48	63,141.12

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**Restricted Accounts
as of October 31, 2018**

Account	Origination	Uses	Approval	Balance
<i>Checking Accounts</i>				
Checking Central Office (6035)	Program Income	Daily Operations/Payroll	Internal	373,241.59
Checking Sweep (8277)	Program Income	Daily Operations/Payroll	Internal	0.00
				373,241.59
<i>Federal Programs</i>				
HUD - Housing Choice Voucher				
Checking HCV (6084)	Monthly Subsidy	Housing Assistance Payments (HAP's)	Internal	34,620.38
Reserve RNP HCV (2758)	Monthly Subsidy	Housing Assistance Payments (HAP's)	Internal	37,216.56
Reserve UNA HCV (2454)	Monthly Subsidy	Administrative Costs/HAP's	Internal	404,402.68
				476,239.62
HUD - Family Self Sufficiency				
Reserve FSS Escrow HCV (7896)	HAP's	Escrow Account	Payout to Participant	220,615.39
Reserve FSS Escrow PH (5595)	HAP's	Escrow Account	Payout to Participant	5,829.80
				226,445.19
HUD - Public Housing (CFP)				
Reserve General PH (3854)	Annual Capital Fund Grant	Operations/Capital Improvements	Internal	524,561.86
				524,561.86
USDA				
Grant Rehab RD 2 (2090)	Federal Rehab Grant - Existing Units	Capital Improvements	USDA	2,919,386.21
Supervised CA (8621)	Program Income - \$1,657 per month	Capital Improvements	USDA	76,377.21
Supervised BVE (0469)	Program Income - \$1,447 per month	Capital Improvements	USDA	67,487.37
Supervised BVE (Chase)	Program Income - \$800 per month	Capital Improvements	USDA	51,776.41
Supervised RD (6072)	Program Income - \$19,225 per month	Capital Improvements	USDA	1,279,357.79
				4,394,384.99
<i>State Programs</i>				
Mental Health Services				
Reserve Operating HG (2387)	Escrow	Capital Improvements	Internal	3,893.63
Reserve Replacement HG (2399)	Program Net Income	Operations/Capital Improvements	Internal	8,478.55
Reserve General Teesdale (7409)	Program Net Income	Operations/Capital Improvements	Internal	20,452.75
				32,824.93
Migrant Services				
Reserve Care OMS (3094)	PGE Discount	Capital Improvements	OMS	102,697.08
Reserve General OMS (3112)	Prior Unspent Budget	Capital Improvements	OMS	12,806.02
				115,503.10
Neighborhood Stabilization Program 1				
Reserve Operating NSP1 (8669)	Program Net Income	Operations/Capital Improvements	City of Yuba City	75,761.53
Reserve Replacement NSP1 (8657)	Program Income - \$1,288 per month	Capital Improvements	City of Yuba City	77,726.67
				153,488.20
Neighborhood Stabilization Program 3				
Reserve Operating NSP3 (2107)	Program Net Income	Operations/Capital Improvements	City of Yuba City	1,364.57
Reserve Replacement NSP3 (2119)	Program Income - \$3,370 per month	Capital Improvements	City of Yuba City	140,353.47
				141,718.04
State - Joe Serna				
Grant Rehab Serna 2 (8165)	USDA Rehab Grant	Capital Improvements	Return to State	7,088.86
				7,088.86

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Account	Origination	Uses	Approval	Balance
<i>Local Programs</i>				
City of Yuba City - Homes2Families				
Reserve Operating H2F (6697)	Program Net Income	Operations/Capital Improvements	City of Yuba City	229,671.13
Reserve Replacement H2F (6430)	Program Income - \$1,200 per month	Capital Improvements	City of Yuba City	185,359.67
				415,030.80
TOTAL Restricted	Usage mandated by funding source			6,860,527.18
<i>Security Deposit Accounts (Restricted)</i>				
Security Deposits BVE (0147)	Tenant Income	Payout to Tenant	Internal	9,297.31
Security Deposits CA (8608)	Tenant Income	Payout to Tenant	Internal	11,768.92
Security Deposits Devonshire (4281)	Tenant Income	Payout to Tenant	Internal	11,640.99
Security Deposits H2F (8937)	Tenant Income	Payout to Tenant	Internal	6,300.32
Security Deposits HG (4931)	Tenant Income	Payout to Tenant	Internal	956.13
Security Deposits KC (6443)	Tenant Income	Payout to Tenant	Internal	22,746.88
Security Deposits NSP1 (8645)	Tenant Income	Payout to Tenant	Internal	4,754.37
Security Deposits NSP3 (1814)	Tenant Income	Payout to Tenant	Internal	6,325.00
Security Deposits OMS (5601)	Tenant Income	Payout to Tenant	Internal	9,130.79
Security Deposits Percy (9073)	Tenant Income	Payout to Tenant	Internal	2,892.57
Security Deposits PH (9085)	Tenant Income	Payout to Tenant	Internal	47,246.00
Security Deposits RD (6030)	Tenant Income	Payout to Tenant	Internal	18,499.87
Security Deposits Teesdale (9303)	Tenant Income	Payout to Tenant	Internal	1,354.10
Total Security Deposits				152,913.25
<i>Miscellaneous Accounts (Unrestricted)</i>				
Checking PH (6047)	Pass-through	Minimum Balance	Internal	100.09
Checking USDA (6011)	Pass-through	Minimum Balance	Internal	100.00
Reserve General BBP (1711)	Program Income	Minimum Balance	Internal	100.00
Reserve General HH (1723)	Program Income	Minimum Balance	Internal	100.25
Reserve General LC (4955)	Program Income	Minimum Balance	Internal	102.53
Reserve General LC (8949)	Program Income	Operations/Capital Improvements	Internal	1,867.38
Reserve General LC (9133)	Program Income	Minimum Balance	Internal	100.08
Reserve General PCD (8633)	Program Income	Operations/Capital Improvements	Internal	190,504.84
Reserve General Percy (4943)	Program Net Income	Operations/Capital Improvements	Internal	48,497.63
Reserve General TT (4505)	Program Net Income	Operations/Capital Improvements	Internal	35,564.37
Reserve Solar Farm (4918)	Program Income	Inverter Replacement (2023)	Internal	562.35
Reserve Solar Farm (RVCB)	Program Income	Inverter Replacement (2023)	Internal	43,000.00
Reserve Unfunded Liabilities LC (6375)	Program Income	Net Pension/OPEB	Internal	95,703.61
Total Unrestricted Accounts				416,303.13

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