



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

February 13, 2020

TO: Chairperson Kent Boes
Commissioner Dan Miller
Commissioner Brian Foss
Commissioner Manny Cardoza
Commissioner Jeramy Chapdelaine
Commissioner David Waite
Commissioner Suzanne Gallaty
Commissioner Rick Millhollin
Commissioner Ron Sullenger
Commissioner Toni Benson
Commissioner John Loudon
Commissioner Doug Lofton
Commissioner Randy Fletcher
Commissioner Bob Woten
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
Judy Sanchez, City of Yuba City
The Union

NOTICE OF REGULAR MEETING

February 19, 2020

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, February 19, 2020 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
February 19, 2020, 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. FSS Graduate Megan Comer
Josie Alcaraz, Family Self-Sufficiency Coordinator
- E. EXECUTIVE SESSION: May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
- 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.
2. Approval of Minutes – December 18, 2019 pg. 1
 3. Approval of Out of State Travel pg. 4
 4. Resolution 20-1653, Collection Loss Write-Off pg. 6
 5. Resolution 20-1654 – Collection Loss Write-Off pg. 8
 6. Resolution 20-1655 – Collection Loss Write-Off pg. 10
 7. Resolution 20-1656, FSS Graduate Megan Comer pg. 12

G. OLD BUSINESS: Discussion/Possible Action: NONE

H. NEW BUSINESS: Discussion/Possible Action:

- 8. Approval of Fiscal Year Ending 2021 Operating Budgets pg. 13
Marco Cruz, Chief Financial Officer
- 9. Resolution 20-1657 – Approval of Public Housing Budget pg. 17
Marco Cruz, Chief Financial Officer
- 10. Section Eight Management Assessment Program (SEMAP) pg. 18
(Informational Item Only)
Alisha Parker, Occupancy Manager

I. ADMINISTRATIVE REPORT:

- 11. RHA Owned Properties Occupancy/Eligibility Update pg. 20
Pattra Runge, Occupancy Manager
- 12. Housing Choice Voucher Occupancy/Eligibility Update pg. 22
Alisha Parker, Occupancy Manager
- 13. Planning and Community Development Update pg. 23
Beckie Flores, Planning and Community
Development Manager
- 14. Maintenance Update pg. 26
Tom Goodwin, Operations Manager
- 15. Finance Update pg. 27
Marco Cruz, Chief Financial Officer
- 16. Administrative Update
Gustavo Becerra, Executive Director

J. HOUSING COMMISSIONERS' COMMENTS:

K. NEXT MEETING: March 4, 2020

L. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY
Minutes
Regular Board Meeting
December 18, 2019

ITEM NO. A - CALL TO ORDER:

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

ITEM NO. A - ROLL CALL:

Chairperson Kent Boes, Commissioners Ron Sullenger, Rick Millhollin, John Loudon, Randy Fletcher, Manny Cardoza, Suzanne Gallaty, Doug Lofton, Brian Foss, Bob Woten and Jeramy Chapdelaine were present. Commissioners David Waite, Dan Miller and Toni Benson were absent. Legal Counsel Nicole Rosser was also present.

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Commissioner Cardoza led the pledge of allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D. – AWARDS AND PRESENTATIONS: NONE

ITEM NO. E. – EXECUTIVE SESSION: NONE

ITEM NO. F.1. THROUGH F.8 - CONSENT CALENDAR:

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

Vote: Ayes: Chairperson Kent Boes, Commissioners Ron Sullenger, Randy Fletcher, John Loudon, Manny Cardoza, Suzanne Gallaty, Rick Millhollin, Jeramy Chapdelaine, Doug Lofton, Bob Woten and Brian Foss

Nays: None

Abstain: None

Absent: Commissioners David Waite, Dan Miller and Toni Benson

ITEM NO. G. – OLD BUSINESS: NONE

ITEM NO. H.9. - RECOMMEND APPROVAL TO AWARD CONSTRUCTION CONTRACT FOR REHAB PROJECT AT BUTTE VIEW ESTATES TO CALIFORNIA WINDOW INDUSTRIES:

Larry Tinker, Senior Development and Rehabilitation Specialist, explained the rehabilitation work would be performed at Butte View Estates in Live Oak and would include replacement of water heaters, ADA improvements to the restroom in the community center and replacement of the windows and doors in the community room.

Commissioner Cardoza made a motion to approve the bid from California Window Industries in the amount of \$85,120.00 for the rehabilitation project planned for Butte View Estates located at 9400 Larkin Road in Live Oak, CA, and authorize the Executive Director to execute the construction contract and all required documents. Commissioner Millhollin made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Commissioners Ron Sullenger, Randy Fletcher, John Loudon, Manny Cardoza, Suzanne Gallaty, Rick Millhollin, Jeramy Chapdelaine, Doug Lofton, Bob Woten and Brian Foss

Nays: None

Abstain: None

Absent: Commissioners David Waite, Dan Miller and Toni Benson

ITEM NO. I.10. – ADMINISTRATIVE UPDATE:

Mr. Becerra stated representatives from the four (4) counties in our jurisdictions have worked together to apply for 50 more vouchers for Non-Elderly Disabled persons between the ages of 18 and 61. He shared the vouchers will be split evenly. Mr. Becerra mentioned the effective date of the funding is March 1, 2020.

Mr. Becerra said the vouchers will be targeted to homelessness. He stated staff from the four (4) counties will be sending over referrals. Mr. Becerra mentioned it should not be an issue finding clients, it may be an issue finding housing due to the limited number of available units. He shared the goal is to have all 50 vouchers in use on March 1, 2020. Mr. Becerra stated if 80% of the vouchers are not used within 12 months, HUD can recapture those vouchers.

Mr. Becerra said staff is also working with the four (4) counties on applying for 25 vouchers for foster youth aging out of the program. He mentioned these vouchers have a sunset date of 36 months from the date of use or when the client gives up the voucher.

Mr. Becerra stated the Housing Authority has 173 Public Housing units, 50 units in Live Oak and 123 units in Yuba City. He shared there are three (3) income sources for these units, tenant rents (30% of the tenant's income), operating subsidy and Capital Funds. Mr. Becerra explained HUD has underfunded this program for many years. He said HUD put out a tool for small Housing Authorities with 250 units of Public Housing or less to divest the program from HUD. Mr. Becerra said staff has been working on this for a few months on various issues.

Mr. Becerra stated if this tool is approved, the Housing Authority would receive a voucher for

each Public Housing unit. He said this would increase the cash flow and cut out the various requirements from HUD. Mr. Becerra explained the City of Live Oak, the City of Yuba City and Sutter County are all supportive of this transition. He said there would be a 30-year use agreement to keep those units affordable. Mr. Becerra said a packet would be coming to the Board in the future.

ITEM NO. J - HOUSING COMMISSIONERS' COMMENTS:

All of the Commissioners wished everyone a Merry Christmas.

Commissioner Woten stated he is enjoying his term so far and is impressed by what the agency does.

Commissioner Loudon thanked Mr. Becerra and staff for all they do.

ITEM NO. K – NEXT MEETING: January 15, 2020

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 12:45 PM.

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: February 19, 2020
To: Board of Commissioners
From: Gustavo Becerra, Executive Director

SUBJECT: Out-of-State travel for meetings/trainings/conferences for Executive Director, Planning and Community Development Manager, Housing Choice Voucher Occupancy Manager and two (2) Eligibility Specialists

RECOMMENDATION: Authorize staff to attend referenced conferences and meetings

FISCAL IMPACT: Approximately \$11,400 for both conferences/meetings and business trip expenses (inclusive of transportation, lodging, meals, conference registration)

Background:

The agency recommends the Planning and Community Development Manager, Housing Choice Voucher (HCV) Occupancy Manager and two (2) Eligibility Specialists attend the Developing and Managing Project-Based Voucher (PBV) training in Carson City, NV, April 21, 2020 through April 23, 2020. This training will be covered from training funds from the HCV program.

Participants in this training will receive training regarding, but not limited to:

- Identifying the key basic program elements and requirements for the PBV properties,
- Ability to differentiate between the tenant-based voucher rules that apply to the PBV program and rules unique to the PBV program,
- General requirements for eligibility, waiting list management, tenant screening and selection criteria, and ongoing responsibilities related to occupancy,
- Reporting requirements for the PBV program

The agency also recommends the Executive Director and the Housing Choice Voucher (HCV) Occupancy Manager attend the Fundamentals of Low-Income Housing Tax Credit (LIHTC) Management training in Chicago, IL March 17, 2020 through March 19, 2020. This training will be covered from training funds from the HCV program.

Participants in this training will receive training regarding, but not limited to:

- Explain how the program works on a broad level,
- Determine the value of tax credits for a particular project,

- Identify steps necessary to avoid recapture,
- Explanation of compliance monitoring requirements,
- Identify and apply the correct income limits based on various factors,
- Identify lease requirements and annual recertification requirement

Recommendation:

Staff recommends that the Board of Commissioners of the Regional Housing Authority approve the out-of-state travel for the referenced staff members.

Prepared and submitted by:



Gustavo Becerra
Executive Director



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RESOLUTION 20-1653

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING LOW INCOME HOUSING COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$588.17

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 February 29, 2020 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 \$588.17.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 19th day of February 2020 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____

Kent Boes, Chairperson

(SEAL)



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**Public Housing
Collection Loss Write Off
Period: February 2020**

<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>Solar</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
T0003023	PH-Rich	425 Atwood, YC	10/26/12	10/21/19	\$ 509.00	\$ -	\$ -	\$ -	\$ 588.17	\$ -	\$ -	\$ 588.17	No
						\$0.00	\$0.00	\$0.00	\$588.17	\$0.00	\$0.00	\$ 588.17	Total Write Off

Deceased *

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

Exhibit A

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RESOLUTION 20-1654

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$3,549.45

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 February 29, 2020 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 \$3,549.45.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 19th day of February 2020 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____

Kent Boes, Chairperson

(SEAL)



USDA
Collection Loss Write Off
Period: February 2020

<u>Tenant</u>	<u>Property</u>	<u>Address</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>Solar</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
T0020701	BVE	9400 Larkin Rd., #2b, Live Oak	08/22/19	12/05/19	\$ -	\$ -	\$ -	\$ 113.88	\$ -	\$ -	\$ 113.88	No
T0007175	RD	420 Miles Ave., #20, Yuba City	06/08/17	12/04/19	\$ 256.00	\$ 916.00	\$ 10.00	\$ 2,141.18	\$ 145.27	\$ -	\$ 3,212.45	No
T0020520	RD	420 Miles Ave., #90, Yuba City	08/01/19	10/01/19	\$ -	\$ -	\$ -	\$ 223.12	\$ -	\$ -	\$ 223.12	No
											\$ 3,549.45	Total Write Off

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 20-1655

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 \$2,761.00

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 includes 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 February 29, 2020 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 \$2,761.00.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 19th day of February 2020 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Kent Boes, Chairperson

(SEAL)

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HCV Fraud Recovery
Collection Loss Write Off
Period: February 2020

<u>Tenant</u>	<u>HAP Fraud Recovery Amount Owed</u>	<u>Late Fee's</u>	<u>NSF Fee's</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
T0001447	238.00				238.00	No
T0006305	964.00				964.00	No
T0011862	1,559.00	-	-	-	1,559.00	Yes
		\$ -	\$ -	\$ -		
					\$ 2,761.00	Total Write-Off

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



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RESOLUTION 20-1656

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY EXPRESSING RECOGNITION OF THE ACHIEVEMENTS OF Megan Comer

WHEREAS, the Regional Housing Authority encourages Housing Choice Voucher participants to enroll in the Family Self-Sufficiency (FSS) Program; and

WHEREAS, Megan Comer started in this program on 05/01/2018 and set goals for herself to become independent of government assistance; and happy.

WHEREAS, Megan Comer met her goals by 01/31/2020 and received sufficient earned income to generate an escrow account in the amount of \$7,503.55; and

WHEREAS, Megan Comer has now “graduated” from the FSS program;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Regional Housing Authority congratulates Megan Comer for her determination to progress to a life that is independent of government assistance and conveys their best wishes for success in all her future endeavors.

This Resolution was approved at the regular meeting of the Board of Commissioners, this 19th day of February 2020.

AYES:

NAYS:

ABSTAINED:

ABSENT:

Chairperson Dan Miller

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: February 5, 2020
To: Board of Commissioners
From: Marco A. Cruz – Chief Financial Officer

SUBJECT: Fiscal Year Ending 2021 Operating Budgets
RECOMMENDATION: Approval as Submitted

Background:

In accordance with sound fiscal management and programmatic requirements the Regional Housing Authority (RHA) creates an annual budget for Board review and approval. Revenues and expenses for the upcoming fiscal year are analyzed and estimated. While the most up to date projections are presented here actual performance may vary.

What programs do we administer, including number of units and designations (restricted and unrestricted):

- Housing Choice Voucher – restricted 1,711 vouchers (includes 52 VASH)
- State/Local – restricted
 - Heather Glenn/Teesdale (MHSA) Marysville & Yuba City; 16 units
 - Homes2Families 12 units (managed for Yuba City)
 - Migrant Services (OMS) 79 units (May-November)
 - Neighborhood Stabilization-1 9 units
 - Neighborhood Stabilization-3 12 units
- Public Housing – restricted
 - Date Street (Live Oak) 50 senior units
 - Joann Way (Yuba City) 24 senior units
 - Richland Housing (Yuba City) 99 family & senior units
- Business Activities – unrestricted
 - Kingwood Commons 64 family units
 - LC-35 Miles Market & School
 - Planning/ Community Develop Interagency administered programs, development projects, RHA maintenance contracts
 - Percy Avenue 8 family units
 - Trailer 1 family unit
 - Trailer Park 8 family units (tenant leased spaces)
 - TRIO 5 tenant option-to-purchase homes
 - Management Fees RHA fee to manage SCAH, City & County programs
- USDA – restricted
 - Butte View Estates (Live Oak) 32 senior units
 - Centennial Arms (Live Oak) 21 + 1 ADA family units
 - Richland Housing (Yuba City) 180 + 10 ADA family units

Revenue Sources:

Revenue is derived from tenant rents, Housing Assistance Payments/Operating Subsidy/Capital Funds (HUD), Rental Assistance (USDA), Management Fees (H2F and SCAH), expense reimbursement (OMS) and other miscellaneous sources. Below is income received from government sources for Housing Choice Voucher, Public

Housing, Mental Health Services and USDA. LC-35 is included to show income sources from our “private industries” and reimbursements.

Housing Choice Voucher -- Admin Fee (Attachment B)

\$1,113,751 (with proration & 97% utilization) -- 1,711 vouchers x published rate

Public Housing (Attachment A)

\$396,996 Operating Subsidy (90% proration)
\$495,824 Capital Funds
\$892,790

Mental Health Services – Heather Glenn (Attachment B)

\$12,650 To cover approved expenses, not covered by tenant revenue

Unrestricted LC-35 (Attachment C)

\$ 34,536 Miles Market
\$ 12,936 Yuba City Unified School District
\$ 1,680 Del Norte Clinic – Rent increased to \$140 December 1, 2017
\$ 53,710 Solar Farm
\$ 56,868 PILOT
\$ 3,997 Other
\$ 71,970 Office debt service (reimbursed by projects)
\$235,697

Unrestricted Planning & Community Development (Attachment C)

\$285,640 Various Cities and Counties

USDA – Rental Assistance (Attachment A)

\$ 176,228 Butte View Estates (HUD)
\$ 148,631 Centennial Arms (USDA)
\$1,715,182 Richland Housing (USDA)
\$1,994,175

Factors that affect all program budgets:

Salaries and Benefits

Five percent step increases for eligible staff were included along with one percent increase as per the MOU. The MOU change to 2.5% step increases will have minimal but increasing impact over the next several years. California’s minimum wage has increased to \$13/hr increasing our onsite manager costs. RHA’s unfunded pension and OBEP expenses are not expected to substantially increase in FYE 2021 but there will be large cash outflows as RHA reduces the liability. On the plus side health benefit costs have a slight decrease over prior year. Also, overall staffing hours continues to decrease as the result of attrition.

Insurance

Workmen’s comp is expected to be higher than inflation. Property insurance is expected to be flat. We are currently Tier 2 with our insurance company which gives us a 5% discount.

General

Majority of expenses increased by 2019 CPI (2.3%)

Factors affecting specific properties:

Housing Choice Voucher

The Section 8 program continues to prorate Administration Fees and Housing Assistance Payments (HAP's) to 80.021% and 99.5% respectively. There will be 50 additional vouchers for the Mainstream program. RHA's HCV Occupancy department is starting 2020 with an excellent utilization of our budgeted vouchers which will increase our Administrative Fees but require close monitoring to ensure we stay within our voucher assistance budget. With HUD's 2020 Fair Market Rates increasing by 23% this is especially important.

Public Housing

The Public Housing program also continues to prorate the Operating Subsidy to 90% and underfund our Capital Fund. Since RHA is considered a small housing Authority (<250 units), Capital Funds may be fully utilized for administrative costs, when/if needed. This scenario is not ideal though, as it may create deferred capital improvements.

State/Local

A 2019-2021 Office of Migrant Services (OMS) two-year budget has been previously approved by the State HCD and RHA Board. Mental Health and Neighborhood Stabilization Program revenues both continue to cover their expenses.

Business Activities

Business Activities continues to strengthen its already strong fiscal position. Most capital improvement projects have been completed at Kingwood Commons and we expect positive residual receipts in FYE 2021. The project-based vouchers for the 3-bedroom units is generating additional revenue enabling a payback of liabilities created by years of negative receipts.

Planning/Community Development's First Time Homebuyer and Owner-Occupied programs continue to operate on thin margins. There is potential for significant revenue increase from Butte County's reconstruction efforts from their recent fires, which was not budgeted.

Devonshire is no longer included in the RHA budget as it will move to a separate limited partnership in March 2020.

Net Residual Receipt Summary

	Revenue	Expenses	Net Income
Housing Choice Voucher (Attachment B)			
Administrative Fee	\$1,113,751	\$1,111,562	\$2,189
FSS Coordinator	\$85,755	\$85,755	\$0
Housing Assistance Payments	Manage to Available Budget		
Total	\$1,199,506	\$1,197,317	\$2,189
Mental Health (Attachment B)			
Heather Glenn	\$44,285	\$44,227	\$58
Teesdale	\$36,039	\$34,723	\$1,316
Total	\$80,324	\$78,950	\$1,374
Public Housing (Attachment A)			
Date Street	\$360,142	\$356,379	\$3,763
Joann Way	\$161,763	\$161,344	\$419
Richland Housing	\$1,126,440	\$1,110,772	\$15,668
Total	\$1,648,345	\$1,628,495	\$19,850
Unrestricted Properties (Attachment C)			
Kingwood Commons	\$619,625	\$611,029	\$8,596
LC-35	\$235,697	\$208,948	\$26,749
Planning/Community Development – Contract	\$116,336	\$116,003	\$333
Planning/Community Development – Subrecipient	\$169,304	\$169,292	\$12
Percy Avenue	\$59,625	\$58,114	\$1,511
Trailer	\$15,626	\$13,704	\$1,922
Trailer Park	\$52,557	\$47,943	\$4,614
Total	\$1,268,770	\$1,225,031	\$43,739
USDA (Attachment A)			
Butte View Estates	\$306,060	\$305,355	\$705
Centennials Arms	\$240,662	\$240,105	\$557
Richland Housing	\$2,520,226	\$2,519,287	\$939
Total	\$3,066,948	\$3,064,747	\$2,201

RECOMMENDATION:

It is recommended that the Board of Commissioners of the Regional Housing Authority approve the above/attached fiscal year ending 2021 operating budgets.

Prepared by:

Submitted by:


 Marco A Cruz, Chief Financial Officer


 Gustavo Becerra, Executive Director

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 07/31/2019)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Regional Housing Authority

PHA Code: CA048

PHA Fiscal Year Beginning: April 1, 2020

Board Resolution Number: 20-1657

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on: 02/19/2020
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Kent Boes	Signature:	Date: 02/19/2020
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REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: February 19, 2020
To: Board of Commissioners
From: Alisha Parker, Occupancy Manager

SUBJECT: Section Eight Management Assessment Program (SEMAP)
RECOMMENDATION: None
FISCAL IMPACT: None, informational only

The section eight management assessment program (SEMAP) is a self-assessment that public housing authorities are required to complete and submit to HUD within 60 days of the close of their fiscal year. SEMAP measures the performance of the public housing agencies (PHAs) that administer the housing choice voucher program in these 14 key areas:

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration

- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income

SEMAP was completed and submitted through HUD's PIH Information Center (PIC) and upon completion it was reviewed by the HUD field office. SEMAP ratings are finalized and sent to PHAs after review. RHA was determined to be a high performing agency for fiscal year ending March 31, 2019.

Prepared by: 
Alisha Parker/Occupancy Manager

Submitted by: 
Gustavo Becerra/Executive Director

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: February 19, 2020
To: Board of Commissioners
From: Pattra Runge, Occupancy Manager

SUBJECT: Quarterly Occupancy (Q3-2019) report for quarter ending December 31, 2019

RECOMMENDATION: None - update only

FISCAL IMPACT: None – informational only

Housing and Urban Development (HUD) Funded Programs:

Program	Units Available	October	November	December
Public Housing (Yuba City, Live Oak)	171	167	169	169

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

Development	Units Available	October	November	December
USDA/Farm Labor (Yuba City)	188	181	185	183
Centennial Arms (Live Oak)	21	20	21	21
Butte View (Live Oak)	31	31	31	30

Office of Migrant (OMS) Services

Development	Units Available	October	November	December
Migrant Center (Yuba City)	75	74	41	0

RHA Owned and/or Managed Affordable Housing Properties:

Development	Units Available	October	November	December
Kingwood Commons (Yuba City)	63	63	63	63
Devonshire (Colusa)	29	29	29	28
Percy Avenue (Yuba City)	8	8	8	8
Homes2Families (Yuba City)	12	12	11	11
MH-Teesdale-SRO's (Yuba City)	6	6	6	6
Neighborhood Stabilization Program -1 (Yuba City, Live Oak)	9	9	9	8

Neighborhood Stabilization Program-3 (Yuba City)	12	11	12	12
Regional Housing Authority Trailer (Yuba City)	1	1	1	1
Trailer Park (Yuba City)	8	8	8	8

Sutter Community Affordable Housing

Development	Units Available	October	November	December
Town Center (Yuba City)	27	27	27	27
Yolo-Heiken (Yuba City)	5	5	5	5
Maple Park I (Live Oak)	55	54	54	54
Kristen Court (Live Oak)	55	54	51	53

Commercial Space

Development	Units	October	November	December
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	October	November	December
MH-814 F-SRO's (Marysville)	10	10	10	10
Maple Park II (Live Oak)	34	33	33	32
Stony Creek II (Williams)	31	28	28	30

Comments:

At this time the following property waitlists are open: USDA Rural Development – Richland, Centennial Arms, Butte View Estates, Town Center Senior Manor, Date Street Senior Village, River City Manor – Joann Way, and Richland Housing (Public Housing) 0, 4- and 5-bedroom sizes.

Two units at Richland Public Housing are offline for rehabilitation work which will occur on a rotation basis over the next 6-10 months.

Prepared by: 
Pattra Runge/Occupancy Manager

Submitted by: 
Gustavo Becerra/Executive Director

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: February 19, 2020
To: Board of Commissioners
From: Alisha Parker, Occupancy Manager

SUBJECT: Quarterly Occupancy (Q3-FY 2019) report for quarter ending December 31, 2019

RECOMMENDATION: None

FISCAL IMPACT: None, informational only

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

Program	Units Available	October	November	December
HCV/Section 8	Budget Based	Total-1,622	Total-1,654	Total-1,666
HCV Port-Out Administered	N/A	15	15	14
VASH	23 units for Nevada County 29 units for Yuba City	30	30	30

Comments: The Section 8 Housing Choice Voucher (HCV) waitlist remains open to residents of Colusa, Nevada, Sutter, and Yuba Counties. Residents need to provide proof of residency at the time of application in order to be placed on the waitlist. The waitlist for Courtyards at Penn Valley PBV, Stony Creek II, and Maple Park II remain open. RHA was awarded 50 Mainstream vouchers in December. These vouchers will be issued to households with a family member who is disabled and between the age of 18-61 (these members are referred to as being non-elderly disabled), the family will receive Section 8 HCV assistance. RHA is working with Yuba, Sutter, Colusa, and Nevada Counties to process applicants for these vouchers, the voucher funding is effective March 1, 2020.

Prepared by: 
Alisha Parker/Occupancy Manager

Submitted by: 
Gustavo Becerra/Executive Director

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: February 19, 2020
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 PROGRAMS

Housing Rehabilitation Program – The PCD Department currently administers owner-occupied housing rehabilitation programs for the following jurisdictions: County of Butte, City of Gridley, City of Yuba City and City of Live Oak. The following is a summary of housing rehabilitation projects approved since November, 2019:

<u>Jurisdiction</u>	<u># Projects Approved</u>
Butte County	2

RHA CAPITAL PROJECTS

Richland Rural Development (Yuba City) – Aside from some landscaping and irrigation improvements that are ongoing, the renovation of the Richland Rural Development buildings and parking lots is complete and all units are leased.

Migrant Farmworker Center (Yuba City) – Belz Construction has completed the replacement of the evaporative coolers and everything should be ready for the May 1st opening.

Kingwood Commons Roofing and Cabling (Yuba City) – The start of this project was delayed due to weather, but now the roofing and gutters have been completed and the new cable is scheduled to be installed. The project should wrap up by the end of February.

Butte View Water Heater Replacement (Live Oak) – This project is well underway with all the new water heaters installed. Work on the Community Building should start in a few days and be completed by the end of February.

New Office and Storage Building (Yuba City) – Plans for the new Maintenance Office and storage building at the Richland Maintenance Yard have been completed by the architect/engineer and have been

approved by the Yuba City Building Department. The first phase of the project is to remove the existing concrete and pour a new slab for a new metal building. The awarded contractor will erect a new steel building along with connecting the new building to electricity, gas, water and sewer. The pre-bid walk through is scheduled for February 13th with bids due on March 5th. The second phase will consist of the construction of the interior offices and break room.

TAX CREDIT PROJECTS – NEW CONSTRUCTION

New Haven Court Permanent Supportive Housing (Yuba City) – Co-developer: Pacific West Communities; Number of units: 40; Target population: homeless and mentally disabled persons. Our 9% tax credit application was successful and staff is working on closing the construction financing in April, 2020. Construction will start soon thereafter.

Kristen Court Phase II (Live Oak) – Co-developer: Pacific West Communities; Number of units: 24; Target population: low-income families. Construction financing closed in September, 2019 and the project is currently under construction with an estimated completion date of May, 2020.

Truckee Artist Lofts (Truckee) – Co-developer: CFY Development; Number of units: 76; Target population: low-income artists. Construction financing closed in October, 2019 and the project started construction but is currently on hold due to weather. Construction is expected to resume this spring with an estimated completion date of October, 2020.

Lone Oak Senior Housing (Penn Valley) – Co-developer: Pacific West Communities; Number of units: 31; Target population: low-income seniors. Our 9% tax credit application was successful and staff is working on closing the construction financing in March, 2020. Construction will start soon thereafter.

Brunswick Commons Permanent Supportive Housing (Grass Valley) – Co-developer: Pacific West Communities; Number of units: 41; Target population: homeless and mentally disabled persons. “Competitive” No Place Like Home funds have been awarded to the project and RHA has committed 40 project-based Housing Choice Vouchers to the development. The project will compete for 9% tax credits in March with awards being announced in June, 2020.

Cedar Lane Permanent Supportive Housing (Linda) – Co-developer: Pacific West Communities; Number of units: 41; Target population: homeless and mentally disabled persons. The Housing Authority has committed 40 project-based Housing Choice Vouchers to the development. We also submitted an application for No Place Like Home (NPLH) funds in January, 2020. PWC will prepare an application for 9% tax credits in March, 2020.

Kristen Court Phase III (Live Oak) – Co-developer: Pacific West Communities; Number of units: 32; Target population: low-income families. The Housing Authority is looking to commit project-based Housing Choice Vouchers to the development which is the third and final phase of the Kristen Court Apartments. PWC will prepare an application for MHP financing through HCD in March, 2020.

TAX CREDIT PROJECTS – ACQUISITION/REHABILITATION

Devonshire Apartments (Colusa) – Co-developer: Real Estate Development Services; Number of units: 28; Target population: low-income families. Our 9% tax credit application was successful and staff is working on closing the construction financing in March, 2020. Construction will start soon thereafter.

Grass Valley Terrace (Grass Valley) - Co-developer: Impact Development Group; Number of units: 70; Target population: low-income families. The project received an allocation of 9% tax credits and staff is working on closing the construction financing in February, 2020. Construction will start soon thereafter.

Prepared by:



Beckie Flores
Planning & Community Development Manager

Submitted by:



Gustavo Becerra
Executive Director

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

DATE: February 19, 2020
 TO: Board of Commissioners
 FROM: Tom Goodwin, Operations Manager

SUBJECT: Maintenance and Operations Update

- Total work orders for October, November, December, 2019 were 1202, break down as follows:
- Total number of work orders by projects:

Priority & Category	bve	ca	date	devons	h2f	joann	kc	krs-tha	lc-35	mh	mp	nsp	other	oms	perc	rd	rich	te	tp	tr-183	RHAT	vo	yolo	TOTAL
Emergency	14	1	10	3	5	4	15		1	5	10	14	0	0	5	49	23	5	2	1	0	0	0	167
Make Ready's	0	0	1	0	0	0	0		0	0	3	1	0	112	0	11	1	1	0	0	0	0	0	130
Routine	56	45	53	30	24	32	80		34	38	105	50	1	0	7	151	125	71	0	2	0	8	0	912
Scheduled	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Total Property	70	46	64	33	29	36	95		35	43	118	65	1	112	12	211	149	77	2	4	0	8	0	1210
Pending	0	0	0	0	0	0	1		0	0	1	1	0	1	0	2	1	1	0	0	0	0	0	8
Completed	70	46	64	33	29	36	94		35	43	117	64	1	111	12	209	148	76	2	4	0	8	0	1202
Pest	0	4	3	1	1	1	11		1	0	0	7	0	3	0	20	17	2	0	0	0	0	0	71
Cancelled	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HQS	11	0	0	0	14	0	0		0	11	0	22	0	50	0	16	40	45	0	2	0	0	0	211

Prepared By:

[Signature]
 For Tom Goodwin, Operations Manager

Submitted By:

[Signature]
 Gustavo Becerra, Executive Director

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: February 19, 2020
To: Board of Commissioners
From: Marco Cruz – Chief Financial Officer
Subject: Financial Review
Project Net Income April 1, 2019, through December 31, 2019
Reserve Account Balances Through January 31, 2020

Overall financial condition of the Regional Housing Authority is good. Rural Development and Public Housing have solid positive receipts. Unrestricted revenue is positive despite payments for Kingwood Commons roofs and revenue timing issues for PCD program.

While HCV admin fund income is much higher than expenses, HCV voucher expense has exceeded funds received. This is due to recent rapid lease up and we expect HUD to recalculate the Q3 2019 funding and true up sometime in Q1 2020. Neighborhood Stabilization Program is negative YTD due to two units that required significant move out repairs.

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

- *Housing Assistance Payments (RNP)* -- >99% proration
-\$19,429 net income – Our mandated reserve account used to offset shortfall. With the recent increase in vouchers leased, HUD will recalculate the funding due for 2019 in Q1 2020.
- *Administration Fee (UNP)* – Proration 80%
\$232,312 income -- deposited into mandated reserve account to be used to offset future shortfalls. Occupancy Staff have met their lease-up goal of >97% voucher utilization.

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

\$116,722 combined net income – deposited into mandated reserve account to be used to offset future shortfalls. Current Operating Subsidy proration rate is 94.74%.

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

\$351,152 combined net income (omits \$208,159 deposited into mandated reserve accounts).

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

\$36,105 combined net income -- deposited into a mandated reserve account.

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

-\$2,439 combined net income -- deposited into mandated reserve accounts

TRIO (3 units)

\$498 net income

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

\$5,745 combined net income deposited into reserve accounts.

Unrestricted Properties (including Devonshire) -- \$57,520 unrestricted combined 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/Vehicle Costs/Developer Fees) -- **<\$7,886> net income**
- **Devonshire** (30 restricted units - restricted) -- **\$26,212 net income.**
- **Kingwood Commons** (64 units) -- **<\$109,690> net income.** Includes \$181,000 of additional expenses for three new roofs. These were funded by unrestricted reserves and \$25,000 in City of Yuba City CDBG funds.
- **Kristen Court** -- **\$31,093 net income**
- **LC-35** (Miles Market, School, Solar Farm) – **\$73,091 net income**
- **Miscellaneous Programs** – Development, Solar Farms, Maple Park reimbursable costs and BBP filing fees – **\$57,207 net income**
- **Percy Avenue** (8 units) -- **\$23,999 net income**
- **Planning/Community Development** (First-Time Home Buyer, Owner Occupied Rehab, RHA Development/Maintenance) -- **<\$59,349> net income** – negative income to be recuperated with future billings to Cities and Counties.
- **Stony Creek** -- **<\$30> net income**
- **Trailer Park** (8 units) – **\$17,439 net income**
- **Trailer - RHA** (1 unit) -- **\$5,435 net income**

BANK ACCOUNT CONSOLIDATION:

We have conducted a review of the number of bank accounts used by RHA and have identified fifteen accounts that are redundant or unnecessary. We have consolidated these accounts, improving efficiency. Further consolidation will be possible after an in-depth review of the contractual obligations of the properties.

CALENDAR OF EVENTS:

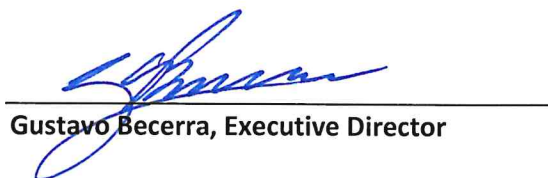
Fiscal year ends	March 31, 2020
Migrant Center opens	May 1, 2020
Onsite annual financial audit	May 18-21, 2020
FYE 2019 unaudited REAC submission (no later than May 31)	May 31, 2020

Prepared by:

Submitted by:



 Marco Cruz, Chief Financial Officer



 Gustavo Becerra, Executive Director

Restricted Accounts

Account	Origination	Uses	Approval	Balance
Checking Accounts				
Checking Central Office (6035)	Program Income	Daily Operations/Payroll	Internal	255,187.60
Checking Sweep (8277)	Program Income	Daily Operations/Payroll	Internal	0.00
Total Cash Accounts				255,187.60
Federal Programs				
HUD - Housing Choice Voucher				
Checking HCV (6084)	Monthly Subsidy	Housing Assistance Payments (HAP's)	Internal	148,030.82
Reserve RHP HCV (2758)	Monthly Subsidy	Housing Assistance Payments (HAP's)	Internal	0.00
Reserve UNA HCV (2454)	Monthly Subsidy	Admin Costs/HAP's	Internal	452,680.67
				600,711.49
HUD - Family Self Sufficiency				
Reserve FSS Escrow HCV (7896)	HAP's	Escrow Account	Payout to Participant	195,552.90
Reserve FSS Escrow PH (5595)	HAP's	Escrow Account	Payout to Participant	2,159.51
				197,712.41
HUD - Public Housing (CFP)				
Reserve General PH (3854)	Operating Reserves	Capital Improvements	Internal	655,669.92
				655,669.92
USDA				
Grant Rehab RD 2 (2090)	Federal Rehab Grant - Existing Units	Capital Improvements	USDA	0.61
Supervised CA (8621)	Program Income - \$1,657 per month	Capital Improvements	USDA	99,668.58
Supervised BVE (0469)	Program Income - \$1,447 per month	Capital Improvements	USDA	89,275.99
Supervised BVE (Chase)	Program Income - \$800 per month	Capital Improvements	USDA	64,533.46
Supervised RD (6072)	Program Income - \$19,225 per month	Capital Improvements	USDA	1,383,630.78
				1,637,109.42
Total Federal Programs				3,091,203.24

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Account	Origination	Uses	Approval	Balance
State Programs				
Mental Health Services				
Reserve Operating HG (2387)	Escrow	Capital Improvements	Internal	2,633.51
Reserve Replacement HG (2399)	Program Net Income	Capital Improvements	Internal	8,636.02
Reserve General Teesdale (7409)	Program Net Income	Capital Improvements	Internal	24,730.25
				35,999.78
Migrant Services				
Reserve Care OMS (3094)	PGE Discount	Capital Improvements	OMS	96,544.03
Reserve General OMS (3112)	Prior Unspent Budget	Capital Improvements	OMS	16,345.30
				112,889.33
Neighborhood Stabilization Program 1				
Reserve Operating NSP-1 (8669)	Program Net Income	Capital Improvements	City of Yuba City	122,583.66
Reserve Replacement NSP-1 (8657)	Program Income - \$1,288 per month	Capital Improvements	City of Yuba City	89,343.21
				211,926.87
Neighborhood Stabilization Program 3				
Reserve Operating NSP-3 (2107)	Program Net Income	Capital Improvements	City of Yuba City	0.00
Reserve Replacement NSP-3 (2119)	Program Income - \$3,370 per month	Capital Improvements	City of Yuba City	0.00
				0.00
Total State Programs				360,815.98
Local Programs				
City of Yuba City - Homes2Families				
Reserve Operating H2F (6697)	Program Net Income	Capital Improvements	City of Yuba City	260,328.69
Reserve Replacement H2F (6430)	Program Income - \$1,500 per month	Capital Improvements	City of Yuba City	197,427.35
				457,756.04
Total Restricted Programs	Usage mandated by funding source			4,164,962.86

Account	Origination	Uses	Approval	Balance
Security Deposit Accounts (Restricted)				
Security Deposits BVE (0147)	Tenant Income	Payout to Tenant	Internal	8,737.04
Security Deposits CA (8608)	Tenant Income	Payout to Tenant	11087.39	12,699.92
Security-Deposits-Devonshire (1281)	Tenant-Income	Payout-to-Tenant	Internal	0.00
Security Deposits H2F (8937)	Tenant Income	Payout to Tenant	Internal	6,302.84
Security Deposits HG (4931)	Tenant Income	Payout to Tenant	Internal	2,500.85
Security Deposits KC (6443)	Tenant Income	Payout to Tenant	Internal	36,477.97
Security Deposits NSP-1 (8645)	Tenant Income	Payout to Tenant	Internal	10,509.76
Security-Deposits-NSP-3 (1814)	Tenant-Income	Payout-to-Tenant	Internal	0.00
Security Deposits OMS (5601)	Tenant Income	Payout to Tenant	Internal	9,650.81
Security-Deposits-Percy (9073)	Tenant-Income	Payout-to-Tenant	Internal	0.00
Security Deposits PH (9085)	Tenant Income	Payout to Tenant	Internal	46,421.68
Security Deposits RD (6030)	Tenant Income	Payout to Tenant	Internal	20,384.18
Security Deposits Teesdale (9303)	Tenant Income	Payout to Tenant	Internal	1,355.05
Total Security Deposits				155,040.10

Miscellaneous Accounts (Unrestricted)

Checking PH (6047)	Pass-through	Minimum Balance	Internal	0.41
Checking USDA (6011)	Pass-through	Minimum Balance	Internal	108.91
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-35 (1796)	Program Income	Minimum Balance	Internal	356,908.61
Reserve-General-LC-35 (1802)	Program-Income	Minimum-Balance	Internal	0.00
Reserve General LC-35 (4955)	Program Income	Minimum Balance	Internal	1,290,442.46
Reserve-General-LC-35 (8165)	Program-Income	Minimum-Balance	Internal	0.00
Reserve-General-LC-35 (8949)	Program-Income	Capital-Improvements	Internal	0.00
Reserve-General-PCD (8633)	Program-Income	Ongoing-Agency-Projects	Internal	0.00
Reserve-General-Percy (4943)	Program-Income	Capital-Improvements	Internal	0.00
Reserve-General-RHAT (4505)	Program-Income	Capital-Improvements	Internal	0.00
Reserve-General-SCILFF (9133)	Program-Income	Capital-Improvements	Internal	0.00
Reserve-Solar-Farm (4918)	Program-Income	In-Lieu-Off	Internal	0.00
Reserve Solar Farm (RVCB)	Program Income	Inverter Replacement (2023)	Internal	48,115.87
Reserve-Unfunded-Liabilities-LC-35 (6375)	Program-Income	Inverter Replacement (2023) PEPRA/OPFB	Internal	0.00
Total Unrestricted Accounts				1,695,776.51

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NET INCOME

YTD 12/31/2019

Project	Income		Budget Expenses		Net Income		Actual Expense		Net Income		Variance (Budget vs Actual)	
	Income	Expenses	Income	Expenses	Income	Expenses	Income	Expenses	Income	Expenses	Income	Expenses
Housing Choice Voucher												
Housing Assistance Payments (HAP's)												
Administrative Fee	\$844,506	N/A	\$7,560,772	\$7,580,201	\$57,244		\$7,580,201		-\$19,429		N/A	
Total	\$844,506	\$787,263	\$8,540,865	\$8,327,981	\$57,244		\$8,327,981		\$212,884		-\$39,483	\$175,069
Public Housing												
Date Street	\$254,274	\$251,897	\$320,310	\$244,718	\$2,377		\$244,718		\$75,592		-\$7,179	\$73,215
Joann Way	\$108,857	\$107,667	\$198,567	\$134,387	\$1,190		\$134,387		\$64,180		\$26,720	\$62,990
Richland Housing	\$793,581	\$758,945	\$1,040,652	\$1,063,702	\$34,635		\$1,063,702		-\$23,050		\$304,756	-\$57,685
Total	\$1,156,711	\$1,118,509	\$1,559,528	\$1,442,807	\$38,202		\$1,442,807		\$116,722		\$324,297	\$78,520
USDA												
Butteview Estates	\$229,541	\$229,016	\$230,351	\$207,065	\$525		\$207,065		\$23,286		-\$21,951	\$22,761
Centennial Arms	\$172,998	\$172,579	\$173,720	\$148,361	\$419		\$148,361		\$25,358		-\$24,218	\$24,940
Richland Housing	\$1,716,665	\$1,716,424	\$1,848,116	\$1,545,607	\$242		\$1,545,607		\$302,509		-\$170,817	\$302,267
Total	\$2,119,205	\$2,118,019	\$2,252,186	\$1,901,033	\$1,185		\$1,901,033		\$351,152		-\$216,986	\$349,967
Homes 2 Families												
		N/A	\$102,620	\$66,514			\$66,514		\$36,105		N/A	
Neighborhood Stabilization Program												
		N/A	\$172,075	\$174,514			\$174,514		-\$2,439		N/A	
TRIO												
		N/A	\$18,481	\$17,982			\$17,982		\$498		N/A	
Mental Health Services Act												
Heather Glenn	\$37,986	\$37,950	\$32,964	\$31,911	\$36		\$31,911		\$1,054		-\$6,039	\$1,018
Teesdale	\$24,017	\$23,815	\$27,985	\$23,294	\$202		\$23,294		\$4,691		-\$521	\$4,489
Total	\$62,002	\$61,765	\$60,950	\$55,205	\$238		\$55,205		\$5,745		-\$6,560	\$5,507
Unrestricted Properties												
Cost Centers		N/A	\$215,159	\$223,045			\$223,045		-\$7,886		N/A	
Devonshire	\$190,281	\$199,805.85	\$220,577	\$194,364	-\$9,525		\$194,364		\$26,212		-\$5,442	\$35,737
Kingwood Commons	\$402,943	\$396,728.10	\$490,308	\$599,998	\$6,215		\$599,998		-\$109,690		\$203,270	-\$115,905
Kristen Court		N/A	\$44,914	\$13,821			\$13,821		\$31,093		N/A	
LC-35	\$174,179	\$84,697.29	\$172,685	\$99,595	\$89,482		\$99,595		\$73,091		\$14,898	-\$16,391
Miscellaneous (Development, Solar..)		N/A	\$151,824	\$94,617			\$94,617		\$57,207		N/A	
Percy Avenue	\$42,125	\$39,274.11	\$55,822	\$31,824	\$2,851		\$31,824		\$23,999		-\$7,451	\$21,148
Planning & Community Development	\$252,987	\$246,237	\$123,761	\$183,110	\$6,750		\$183,110		-\$59,349		-\$63,127	-\$66,099
Stony Creek		N/A	\$0	\$30			\$30		-\$30		N/A	
Trailer Park	\$38,835	\$33,322.68	\$39,500	\$22,062	\$5,512		\$22,062		\$17,439		-\$11,261	\$11,926
Trailer (Housing Authority)	\$6,679	\$6,188.67	\$11,700	\$6,265	\$491		\$6,265		\$5,435		\$77	\$4,944
Total	\$1,108,029	\$1,006,254	\$1,526,251	\$1,468,730	\$101,775		\$1,468,730		\$57,520		\$130,964	-\$124,639
Total	\$5,290,453	\$5,091,810	\$13,999,779	\$13,454,767	\$198,643		\$13,454,767		\$778,188		\$676,657	\$192,233
Total												\$484,424

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