



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

August 9, 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

August 15, 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, August 15, 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
August 15, 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. EXECUTIVE SESSION: May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
 - 1. CLOSED SESSION: Pursuant to Section 54957.6 of the California Government Code
Conference with Labor Negotiator
Agency Negotiator: Patrick Clark
- E. AWARDS AND PRESENTATIONS: NONE
- F. CONSENT CALENDAR: All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that the Board votes on the motion, unless members of the Board request specific items to be discussed or removed from the Consent Calendar for individual action.
 - 2. Approval of Minutes – July 18, 2018 pg. 1
 - 3. Resolution 18-1572 – Authorization to Submit an Application to U.S. Department of Housing and Urban Development (HUD) for the Demolition/Disposition of a Non-Dwelling Building Located at 476 Garden Highway, Yuba City, CA 95991 pg. 3
 - 4. Resolution 18-1573 – Approval of Certifications of Compliance with PHA Plans and Related Regulations pg. 7

- 5. Resolution 18-1574 – Civil Rights Certification pg. 12
- 6. Approval of Updated Organizational Chart pg. 13
- 7. Resolution 18-1575 – Rural Development Collection Loss Write-Off pg. 14
- 8. Resolution 18-1576 – Devonshire Collection Loss Write-Off pg. 16

G. OLD BUSINESS: Discussion/Possible Action: NONE

H. NEW BUSINESS: Discussion/Possible Action:

- 9. Recommend Approval for the Asphalt Sealing and Repair Project pg. 18
Larry Tinker, Senior Development and
Rehabilitation Specialist
- 10. Recommend Approval for the Exterior Rehabilitation Project at pg. 20
River City Manor
Larry Tinker, Senior Development and
Rehabilitation Specialist
- 11. Resolution 18-1577 – Amendment of State HCD OMS Contract pg. 22
17-OMS-11731
Gustavo Becerra, Executive Director

I. ADMINISTRATIVE REPORT:

- 12. Housing Owned Properties Occupancy/Eligibility Update pg. 27
Pattra Runge, Occupancy Manager
- 13. Housing Choice Voucher Occupancy/Eligibility Update pg. 29
Alisha Parker, Occupancy Manager
- 14. Finance Update pg. 30
Gail Allen, Chief Financial Officer
- 15. Planning and Community Development Update pg. 38
Beckie Flores, Planning and Community Development
Manager
- 16. Maintenance Update pg. 40
Tom Goodwin, Operations Manager
- 17. Administrative Update
Gustavo Becerra, Executive Director

J. HOUSING COMMISSIONERS' COMMENTS:

K. NEXT MEETING: September 5, 2018

L. ADJOURNMENT:

Ag08152018

REGIONAL HOUSING AUTHORITY
Minutes
Regular Board Meeting
July 18, 2018

ITEM NO. A - CALL TO ORDER:

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

ITEM NO. A - ROLL CALL:

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

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Commissioner Hodges led the pledge of allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D.1. – CLOSED SESSION: PURSUANT TO SECTION 54957.6 OF THE CALIFORNIA GOVERNMENT CODE: CONFERENCE WITH LABOR NEGOTIATOR, AGENCY NEGOTIATOR: PATRICK CLARK:

Chairperson Miller said there was no action taken.

Commissioner Benson left the meeting at 1:20 PM.

ITEM NO. E. – AWARDS AND PRESENTATIONS: NONE

ITEM NO. F.2. through F.5. - CONSENT CALENDAR:

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

Vote: Ayes: Chairperson Dan Miller, Vice-Chairperson Manny Cardoza,
Commissioners Ron Sullenger, Suzanne Gallaty, Luis Uribe, Diane
Hodges, Doug Lofton, John Loudon and Kent Boes
and

Nays: None

Abstain: None

Absent: Commissioners Jeramy Chapdelaine, Toni Benson and Brian Foss

ITEM NO. G. – OLD BUSINESS: NONE

ITEM NO. H.6 – RECOMMEND APPROVAL TO AWARD CONTRACT FOR INSTALLATION OF A SOLAR PHOTOVOLTAIC SYSTEM AT 1455 BUTTE HOUSE ROAD, YUBA CITY, CA:

Executive Director Gustavo Becerra stated staff has been looking at solar panels for the main office building on Butte House Road, Yuba City, CA in order eliminate the monthly electric bill.

Senior Development and Rehab Specialist Larry Tinker explained the project would be a roof mounted 41-kilowatt system and would eliminate 98-99% of the electric bill and the system would pay itself off in less than seven (7) years. He said eight (8) contractors were contacted and four (4) submitted bids.

Commissioner Lofton made a motion to approve the bid from Hammond Electric in the amount of \$115,360.00 for the solar photovoltaic system installation project at RHA's main office building located at 1455 Butte House Road, Yuba City, CA, and authorize the Executive Director to execute the construction contract and all required documents. Vice-Chairperson Cardoza made the second. All were in favor by voice vote.

ITEM NO. H.7 – APPROVAL OF PROPOSED RENT INCREASES FOR KINGWOOD COMMONS 1 AND 2 BEDROOM UNITS:

Occupancy Manager Pattra Runge explained the proposed rent increase is due to the water and sewer rate increases.

Commissioner Boes made a motion to approve the proposed rent increases at Kingwood Commons 1 and 2-bedroom units, effective October 1, 2018. Vice-Chairperson Cardoza made the second. All were in favor by voice vote.

ITEM NO. I.6. – ADMINISTRATIVE UPDATE:

Mr. Becerra stated the Housing Choice Voucher (Section 8) program waiting list is open and will remain open at this time. He also shared the current funding available for the Rural Development rehabilitation project would have left twelve (12) units still needing repairs. Mr. Becerra said he received an award of funds from USDA for an additional \$3 million which will allow the remaining units to be rehabbed and will also allow to start addressing the parking lots and landscaping issues. He mentioned the funding is not debt, it is grant funds.

Mr. Becerra explained the Housing Authority manages the homes on Bridge Street and the City of Yuba City owns them. He stated the City of Yuba City would need to create the relocation plan for the remaining four units needing demolition.

ITEM NO. J. HOUSING COMMISSIONERS' COMMENTS: NONE

ITEM NO. K – NEXT MEETING: August 1, 2018

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 1:35 PM.

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RESOLUTION 18 - 1572

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY HEREBY AUTHORIZES THE SUBMITTAL OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE DEMOLITION/DISPOSITION OF A NON-DWELLING BUILDING LOCATED AT 476 GARDEN HIGHWAY, YUBA CITY, CA 95991

WHEREAS, the Regional Housing Authority, a Public Housing Authority, proposes to demolish the Community Center and/or Meeting Room not in use at 476 Garden Highway, Yuba City, CA 95991;

WHEREAS, the Regional Housing Authority conducted a resident comment meeting on July 2, 2018, to hear comments and suggestions from residents after presentation of the reasons for the demolition;

WHEREAS, the Regional Housing Authority notified all tenants of the proposed demolition via a letter and a copy of the application was made available for review;

WHEREAS, the Regional Housing Authority has received letters of support from all appropriate local government officials;

WHEREAS, the Board of Commissioners expresses its support of the request to HUD to apply for the demolition of the Community Center and/or Meeting Room not in use located at 476 Garden Highway, Yuba City, CA 95991;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Regional Housing Authority that it does hereby approve the submission of an Inventory Removals Application (HUD 52860) and Retention Part 200 Addendum (HUD 52860-G);

FURTHER, BE IT RESOLVED that the Executive Director is hereby authorized and directed to execute all documents, provide certifications and submit to HUD for approval a request to demolish the Community Center and/or Meeting Room not in use located at 476 Garden Highway, Yuba City, CA 95991 under HUD project number CA048009999.

This Resolution was approved at the regular meeting of the Board of Commissioners this 15th day of August 2018.

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____

Dan Miller, Chairperson

(SEAL)







**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications
Resolution 18-1573**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 2018, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Regional Housing Authority _____
 PHA Name

CA048 _____
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2018

5-Year PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, 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, 3802).

Name of Authorized Official Dan Miller	Title
Signature	Date

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Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.						
A.1	PHA Name: <u>Regional Housing Authority</u> PHA Code: <u>CA048</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2018</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>173</u> Number of Housing Choice Vouchers (HCVs) <u>1644</u> Total Combined <u>1817</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission					
<p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>						
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)						
Participating PHAs		PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
Lead PHA:						

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B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N</p> <ul style="list-style-type: none"> <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <ul style="list-style-type: none"> <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>By designating Project Based Vouchers to not only PHA owned units, but other developments within our jurisdiction, RHA is working towards our mission of increasing the availability of safe, decent, affordable, and suitable housing free from</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p>

B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
Other Document and/or Certification Requirements.	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Resolution 18-1574

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Regional Housing Authority _____
PHA Name

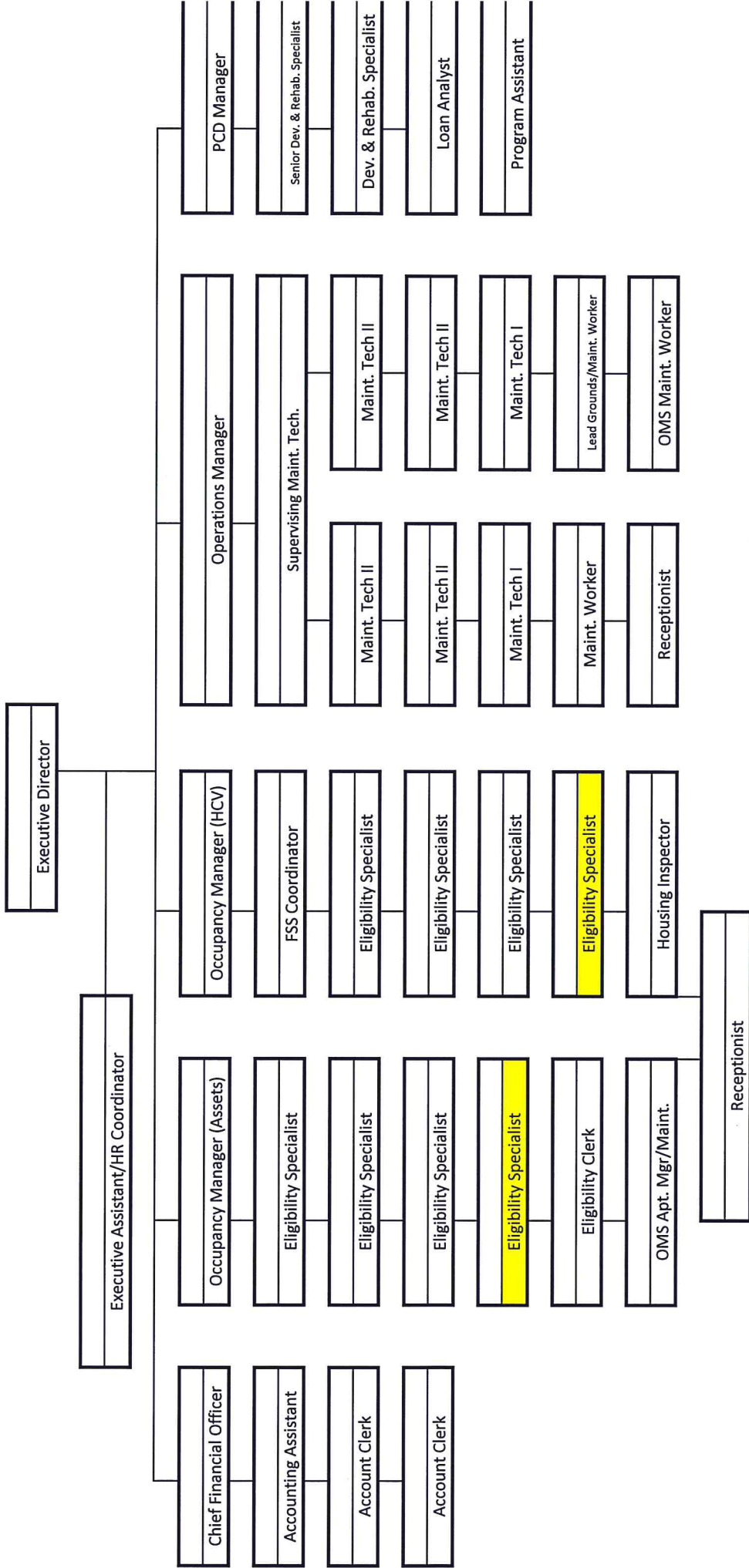
CA048 _____
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, 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, 3802)

Name of Authorized Official Dan Miller	Title Chairperson
Signature	Date August 15, 2018

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Regional Housing Authority Organizational Chart



*Highlighted positions are currently Eligibility Clerks, staff is requesting approval to reclassify as Eligibility Specialists

Adopted: 1-20-2016

Revised: 11-07-2017



REGIONAL HOUSING AUTHORITY

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RESOLUTION 18-1575

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$490.06

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 August 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 \$490.06.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 15th day of August 2018 by the following vote:

AYES:

NAYS: one

ABSTAINED:

ABSENT:

ATTEST:

Dan Miller, Chairperson

(SEAL)



Regional Housing Authority is an equal opportunity employer and housing provider



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**USDA
Collection Loss Write Off
Period: August 2018**

Tenant	Property	Address	Move In Date	Move Out Date	Monthly Rent	Rent Owed	Late Fee's	Damages	Utilities	Legal Fee's	Total Owed	Payback Agreement
T0003985	CA	9829 N Street #14	02/03/15	06/18/18	\$ 906.00	\$ -	\$ -	\$ 205.44	\$ -	\$ -	\$ 205.44	No
T0014483	RD	420 Miles Avenue #88	02/15/18	06/04/18	\$ 756.00	\$ 0.80	\$ -	\$ 75.00	\$ 34.73	\$ -	\$ 110.53	No
T0007232	RD	420 Miles Avenue #32	03/21/16	06/04/18	\$ 1,049.00	\$ -	\$ -	\$ 174.09	\$ -	\$ -	\$ 174.09	No
					\$ 0.80	\$ -	\$ -	\$ 454.53	\$ 34.73	\$ -	\$ 490.06	Total Write Off

8/1/18

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

15



REGIONAL HOUSING AUTHORITY

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RESOLUTION 18-1576

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING DEVONSHIRE APARTMENTS COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$4,726.05

WHEREAS, the Regional Housing Authority operates affordable housing projects such as Devonshire Apartments; and

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

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

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending August 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 \$4,726.05.

This Resolution is to take effect immediately

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 15th day of August, 2018 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Dan Miller, Chairperson

(SEAL)

16

**Devonshire
Collection Loss Write Off
Period: August 2018**

<u>Tenant</u>	<u>Address</u>	<u>Date</u>		<u>Monthly Rent</u>	<u>Rent Owed</u>	<u>Late Fees</u>	<u>Damages</u>	<u>Utilities</u>	<u>Legal Fees</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
		<u>Move In</u>	<u>Move Out</u>								
T0013106	1433 Wescott Road #12	04/06/17	05/16/18	\$ 690.00	\$ 511.00	\$ -	\$ 1,797.50	\$ -	\$ 1,244.54	\$ 3,553.04	No
T0005301	1435 Wescott Road #05	01/22/14	05/30/18	\$ 725.00	\$ -	\$ -	\$ 344.59	\$ -	\$ 828.42	\$ 1,173.01	No
					\$ 511.00	\$ -	\$ 2,142.09	\$ -	\$ 2,072.96	\$ 4,726.05	Total Write Off

R
8/7/18

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

Utility costs incurred by PHA from tenant move-in date until transferred to tenant's name. Those charges are then billed to the tenant.

Exhibit A

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: August 15, 2018
To: Board of Commissioners
From: Gustavo Becerra, Executive Director

SUBJECT: Asphalt Sealing/Repair Project – Various properties owned by the Regional Housing Authority (RHA) in Yuba City, Live Oak and Colusa

RECOMMENDATION: Award contract to D&S Asphalt Sealing Co., LLC, for the asphalt sealing and repair project to be performed at various properties owned by the Regional Housing Authority in Yuba City, Live Oak and Colusa

FISCAL IMPACT: \$47,018.00 in restricted and unrestricted project reserve funds

Background

The following properties are in need of asphalt/crack sealing in the driveways and parking areas:

- Percy Avenue Apartments (430 Percy Ave., Yuba City)
- River City Manor (655 Joann way, Yuba City)
- Live Oak Senior Village (2750 Date St., Live Oak)
- Kingwood Commons (1340 Gray Ave., Yuba City)
- RHA maintenance yard/ (384 Miles Ave., Yuba City)
- Miles Market (396 Miles Ave., Yuba City)
- Devonshire Apartments (1431 Wescott Road, Colusa)
- Butte View Estates (9400 Larkin Road, Live Oak)

Sealing the asphalt every 5 years prolongs the life of the base and reduces cracking.

The financing for the asphalt sealing project will be funded by project reserves (restricted and unrestricted).

The project scope of work will consist of new striping, crack sealing and applying new sealant to prevent moisture from penetrating the asphalt base.

Staff's in-house cost estimate for the project scope of work totaled \$56,340.33.

Three paving contractors signed out bid documents and plans/specifications. The pre-bid project walkthrough was conducted on June 26, 2018 with bids due to the Housing Authority on July 18, 2018. Two contractors submitted the following bids:

Bids Submitted:

D&S Asphalt Sealing Co., LLC (Oroville, CA)	\$47,018.00
Hilbers Inc. DBA Big S Asphalt Co. (Yuba City, CA)	\$57,452.51

The above bids include the payment of the higher of State prevailing wages or Davis-Bacon federal wage rates.

Recommendation

Staff recommends that the Board of Commissioners of the Regional Housing Authority approve the bid from D&S Asphalt Sealing Co., LLC in the amount of \$47,018.00 for the asphalt sealing/repair project planned for the eight properties referenced, and authorize the Executive Director to execute the construction contract and all required documents.

Prepared by:



Larry Tinker
Senior Development & Rehab Specialist

Submitted by:



Gustavo Becerra
Executive Director

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: August 15, 2018
To: Board of Commissioners
From: Gustavo Becerra, Executive Director

SUBJECT: Rehabilitation of River City Manor Residential Buildings, Yuba City

RECOMMENDATION: Award contract to California Window Industries for the exterior rehabilitation project to be performed at four River City Manor residential buildings, located at 655 Joann Way, Yuba City

FISCAL IMPACT: \$189,950.00 in HUD Public Housing Capital Fund Program reserves

Background

The Regional Housing Authority owns a 24-unit housing development for elderly and/or disabled residents, located at 655 Joann Way, Yuba City. The development was constructed in the early 1980's, and includes a community center for resident use. The exterior of the residential buildings have the original vinyl siding that has become brittle and damaged due to age, and sun exposure. In previous inspections conducted by the U.S. Department of Housing and Urban Development (HUD), the inspector has noted the need for replacement of the siding.

The project scope of work will consist of the replacement of all exterior siding, new windows, and exterior paint for four of the six residential buildings. It is anticipated that the remaining two buildings will be rehabbed in 2019.

Staff's in-house cost estimate for the project scope of work totaled \$193,939.76.

Three General Contractors and sub-contractors signed out bid documents and plans/specifications. The pre-bid project walkthrough was conducted on July 12, 2018 with bids due to the Housing Authority on August 2, 2018. Three General Contractors submitted the following bids:

Bids Submitted:

California Window Industries (Yuba City, CA)	\$189,950.00
CNW Construction Inc. (Rescue, CA)	\$210,000.00
Pro-Ex Construction, Inc. (Rancho Cordova, CA)	\$237,000.00

Recommendation:

Staff recommends that the Board of Commissioners of the Regional Housing Authority approve the bid from California Window Industries in the amount of \$189,950.00 for the exterior rehabilitation project planned for four of the River City Manor residential buildings located at 655 Joann Way in Yuba City, CA, and authorize the Executive Director to execute the construction contract and all required documents.

Prepared by:



Larry Tinker
Senior Development & Rehab Specialist

Submitted by:



Gustavo Becerra
Executive Director



REGIONAL HOUSING AUTHORITY

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RESOLUTION NO. 18-1577

RESOLUTION AMENDING HCD-OMS CONTRACT NO. 17-OMS-11731 FOR THE YUBA CITY MIGRANT FARMWORKER CENTER CONSTRUCTION AND REHABILITATION PROJECT 2018

WHEREAS, the existing contract, Standard Agreement No. 17-OMS-11731 with the California Department of Housing and Community Development (“HCD”) will provide funds for the Construction and Rehabilitation Project located at the Yuba City Migrant Farmworker Center; and

WHEREAS, HCD has agreed to add to the current scope of work to include new striping, crack sealing and asphalt sealant to the Yuba City Migrant Farmworker Center (“Center”) driveway and parking area to serve its primary purpose of providing housing to seasonal agricultural workers and their families, through the Office of Migrant Services (“OMS”) program; and

WHEREAS, it is desirable and necessary that the amount of the rehabilitation budget be agreed upon between HCD, and the Regional Housing Authority, acting through its Board of Commissioners in order to rehabilitate the Yuba City Migrant Center, with the following project scope of work that will be amended to include the new striping, crack sealing and asphalt sealant to the Yuba City Migrant Farmworker Center (“Center”) driveway and parking area: See exhibit A of the Standard Agreement No. 17-OMS-11731 for respective existing scopes of work; and

WHEREAS, the amount of the rehabilitation budget will remain unchanged at not to exceed \$1,000,000 to address the deficiencies in the existing scope and the addition of the asphalt project to the scope of work; and

WHEREAS, the cost of the added scope of work is within the existing rehabilitation budget of Standard Agreement No. 17-OMS-11731 with the California Department of Housing and Community Development (“HCD”); and WHEREAS, the foregoing is approved by the Regional Housing Authority and that the Executive Director, Gustavo Becerra, of said Authority shall be authorized to execute the contract, related documents and any amendments thereto.

PASSED AND ADOPTED by the Board of Commissioners of the Regional Housing Authority, this 15th Day of August 2018, by the following vote:

22

AYES:
NAYS:
ABSTAINED:
ABSENT:

ATTEST:

Dan Miller, Board Chairperson

(SEAL)

EXHIBIT A

AUTHORITY, PURPOSE AND SCOPE OF WORK

1. Authority and Purpose

Pursuant to Division 31, Part 2, Chapter 8.5 of the Health and Safety Code, Sections 50710-50716 ("Statutes"), the Department of Housing and Community Development ("Department" or "State") is responsible for the administration of a program in order to provide housing and housing related services for migratory workers and their families in California and may contract with housing authorities and other appropriate local, public and private non-profit agencies ("Contractor") for the purpose of securing or obtaining such housing and other related services.

In accordance with the Statutes and the Office of Migrant Services ("OMS") Program Regulations, funds have been allocated for projects that serve migratory agricultural workers, for the purpose of rehabilitation and to address health and safety issues at the migrant centers operated by the OMS Program:

2. Scope of Work

- A. Pursuant to the annual operating and maintenance agreement between the Department and the Contractor, the Contractor is responsible for the operation and maintenance of migratory agricultural housing center(s), hereinafter referred to as Housing Center(s), established and located within Sutter County under the authority of Chapter 8.5 (commencing with Section 50710) of Part 2, Division 31, of the Health and Safety Code.
- B. Whereas, the Department has allocated funding to the Yuba City Migrant Center in Sutter County, the Contractor shall perform these activities to the extent permitted in Exhibit B, Budget Detail and Payment Provisions, which is hereby incorporated by reference and made a part of this Agreement, and all requirements of State law.
- C. Contractor shall rehabilitate or replace the Yuba City Migrant Center's natural gas and electricity distribution systems as follows:

Rehabilitation of the Migrant Center's Natural Gas Distribution System

Work to be performed includes, but is not limited to, the following: Install new gas main line and underground main shut off valves dividing the system into sections; Connect main line to buildings installing new HDPE to steel risers, shut off valves on each riser and new 7" wc regulators on each shut off valves; Install new individual shut off valves for each unit and pressure test new system; Locate, repair and retest for interior gas leaks in all units; Reconnect each line to system.

The Work, as described in the foregoing paragraph, must be completed on or before April 20, 2018 so as to not disrupt the normal operations of the Center.

EXHIBIT A

Rehabilitation of the Migrant Center's Electric System

Work to be performed includes, but is not limited to, the following: Replace or repair damaged poles; Sectionalize circuits; Test underground ground resistance; Perform maintenance to five (5) transformers.

The rehabilitation work will be done in two stages as follows:

- Stage 1: Before April 20, 2018, so as to not impair the opening of the Center, Contractor will perform repairs enough to make the system operational for the 2018 OMS on-season, which is the seasonal period of the year where migratory agricultural workers and their families occupy the Center. For purposes of this Agreement, the "on-season" will include all extension periods that the OMS program has the discretion to grant under applicable law.
- Stage 2: Contractor will resume rehab work at the end of the 2018 on-season, and the commencement of the off-season, where the Center is no longer occupied by migratory families. Stage 2 will be completed prior to the commencement of the OMS on-season opening for the 2019 year.

The Contractor shall be responsible to ensure that its awardee ("Subcontractor") will provide all tools, equipment, material and labor necessary to perform all Work as specified herein. The Contractor shall ensure that the Subcontractor will be responsible for making any necessary modifications to the existing conditions in order to complete the required installations. Additionally, the Contractor shall ensure that the Subcontractor will be accountable for the demolition, cleanup, removal and disposal of all debris and material removed so that all work areas will be left in their original condition. The Contractor will ensure that the Subcontractor will be responsible for making any necessary modifications to the existing conditions in order to complete the required installations. All Work will be conducted at the Yuba City Migrant Center site located at 479 Bernard Drive, Yuba City, CA. The Contractor will make the forgoing assurances through its own third-party agreement ("TPA") with the Subcontractor; HCD shall not be a party to the TPA. HCD is relying solely on the Contractor for the completion of the Scope of Work as described in this Agreement and is indemnified against claims brought forth under any TPA.

The Department, at its discretion, may hire an independent third party contractor to oversee project progress and completion and to ensure that all legal and safety standards are met in order to open the Center for the on-season.

3. Term of Agreement and Deadlines

- A. The term of this Agreement is the date of approval by the Department through June 30, 2019. The State shall not be liable for any costs incurred by the Contractor between the made and approved date of the approval by the Department, if the Department does not approve this Agreement. The Contractor shall complete the activities as set forth in the attached Exhibit B.

EXHIBIT A

B. The total amount of this Agreement shall not exceed \$1,000,000.00. The Department shall reimburse the Contractor monthly in arrears for the Contractor's actual and necessary expenses in accordance with the attached Budget Detail and Payment Provisions, Exhibit B of this Agreement, and which was incurred in a manner consistent with all applicable laws and ordinances. In accordance with the foregoing, the Department and the Contractor agree to undertake the activities provided for in the Agreement.

4. State Contract Coordinator

Enrique Muñoz, Program Manager
Office of Migrant Services
Department of Housing and Community Development
Post Office Box 952054
Sacramento, CA 94252-1054
Phone - (916) 263-7466
enrique.munoz@hcd.ca.gov

5. Contractor Contract Coordinator

Gustavo Becerra, Executive Director
Regional Housing Authority
1455 Butte House Road
Yuba City, CA 95993
g.becerra@regionalha.org

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: August 15, 2018
 To: Board of Commissioners
 From: Pattra Runge, Occupancy Manager

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

RECOMMENDATION: Update Only

FISCAL IMPACT: Budget based allocations per funding sources

Housing and Urban Development (HUD) Funded Programs:

Program	Units Available	April	May	June
Public Housing (Yuba City, Live Oak)	171	169	166	171

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

Development	Units Available	April	May	June
USDA/Farm Labor (Yuba City)	188 (156)	139	153	154
Centennial Arms (Live Oak)	21	21	21	20
Butte View (Live Oak)	31	31	31	30

Office of Migrant (OMS) Services

Development	Units Available	April	May	June
Migrant Center (Yuba City)	71	71	71	71

Local Camp 35 (LC35):

Development	Units Available	April	May	June
Transitional Trailer (Yuba City)	1	1	1	1
Trailer Park (Yuba City)	8	8	8	8

RHA Owned and/or Managed Affordable Housing Properties:

Development	Units Available	April	May	June
Kingwood Commons (Yuba City)	63	60	61	60
Devonshire (Colusa)	29	25	24	27
Percy Avenue (Yuba City)	8	8	8	8

Homes2Families (Yuba City)	12	12	12	12
MH-Teesdale-SRO's (Yuba City)	6	6	4	4
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/Non-Profit

Development	Units Available	April	May	June
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	55	55	55

Commercial Space

	Units	April	May	June
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

Development	Units Available	April	May	June
MH-814 F-SRO's (Marysville)	10	10	10	10
Maple Park II (Live Oak)	34	33	34	34

Comments:

USDA Rural Development-Richland:

The units needing rehab are continuing construction, and the waitlist is open to begin preparing for the newly rehabbed units.

Office of Migrant Services (OMS):

OMS opened its site on May 2, 2018. On opening day, we housed 71 families and was fully leased with a waitlist. The site continues to be fully leased.

Prepared by: _____
Pattra Runge/Occupancy Manager

Submitted by: 
Gustavo Becerra/Executive Director

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: August 15, 2018
 To: Board of Commissioners
 From: Alisha Parker, Occupancy Manager

SUBJECT: Quarterly Occupancy (Q1-2018) report for quarter ending June 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	April	May	June
HCV/Section 8	Budget Based Allocation (Sutter-829 includes 82 Project Based Vouchers Nevada-295 Colusa-66 (includes 30 PBV) Yuba-449)	Total-1563 Sutter-743 Nevada-291 Colusa-50 Yuba-448	Total-1598 Sutter-758 Nevada-293 Colusa-60 Yuba-456	Total-1626 Sutter-772 Nevada-303 Colusa-55 Yuba-464
HCV Port-In Administered	N/A	0	0	0
VASH	23 units for Nevada County 29 units for Yuba City	31	31	32

Comments:

This quarter the Housing Choice Voucher (HCV) waitlist opened June 25, 2018 and remains open. We currently have received 1894 applications, for the HCV program. Our VASH programs were awarded additional vouchers in April, Yuba-Sutter Counties received an additional 15 vouchers and Nevada County received an additional 2 vouchers. We currently have 9 VASH vouchers issued and searching for housing. Stony Creek 2 (City of Williams) opened in April and was fully leased by April 30th (reported under Colusa County above).

Prepared by: 
 Alisha Parker/Occupancy Manager

Submitted by: 
 Gustavo Becerra/Executive Director

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: August 15, 2018
To: Board of Commissioners
From: Gail Allen – Chief Financial Officer
Subject: Financial Review
Project Net Income April 1, 2017, through June 30, 2018
Reserve Account Balances Through August 6, 2018

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

- *Housing Assistance Payments (RNP)* -- >99% proration
\$30,898 net income deposited into reserve account to be used to offset future shortfalls
- *Administration Fee (UNP)* – Proration 76% (January-June)
\$60,942 net income deposited into reserve account to be used to offset future shortfalls

Public Housing (173 restricted units; 50 Date Street + 24 Joann Way + 99 Richland Housing)
\$2,166 combined net income

Rural Development (244 restricted units; 32 Butte View Estates + 22 Centennial Arms + 190 Richland Housing)
\$25,740 combined net income (includes \$69,386 deposited into mandated reserve accounts)

Neighborhood Stabilization Program 1 & 3 (22 restricted units; 9 NSP1 + 13 NSP3)
\$23,772 combined net income deposited into mandated reserve accounts

Mental Health Services (16 restricted units; 6 Teesdale + 10 Heather Glenn)
\$3,221 combined net income (\$2,493 Heather Glenn + \$758 Teesdale) or deposited into reserve accounts

Homes2Families (12 restricted units; City of Yuba City owned, RHA managed)
<\$5,857 combined net income resulting from 2018 retroactive management fee increase

Unrestricted Properties (excluding restricted Devonshire) -- <\$3,843 unrestricted combined net income may be deposited into reserve accounts for past “borrowing” and/or future operations/rehab activities for any project

- **Cost Centers** (Management/Work Order/Fuel Fees) -- **\$30,438 net income**
- **Planning/Community Development** (First-Time Home Buyer, Owner Occupied Rehab, RHA Development/Maintenance, Developer Fees) -- **<\$5,825 net income** to be covered with future billings to various government entities
- **Devonshire** (30 restricted units) -- **<\$13,513 net income**
- **Kingwood Commons** (64 units) -- **<\$50,173 net income**

- **Miscellaneous Programs** (LC35 [Miles Market, School, Solar Farm], Stony Creek, Kristen Court, CSBG) – **\$24,999 net income**
- **Percy Avenue** (8 units) -- **\$4,660 net income**
- **Trailer Park** (8 units) – **\$4,778 net income**
- **Transitional Trailer** (1 unit) -- **\$793 net income**

RESERVE ACCOUNTS:

All mandated reserve accounts are fully funded and restricted to the individual programs. The attached balances are through August 6, 2018. Accounts are considered restricted unless otherwise identified.

CALENDAR OF EVENTS:

FYE 2020 PFS to HUD.....	September 2018
FYE 2020 budget process begins.....	November 2018
Migrant Center closes	November 30, 2018
FYE 2018 audited REAC submission	December 31, 2018
FYE 2020 budget approval to Board and USDA	January 2019
FYE 2020-20212 proposed budget to OMS.....	February 2019
FYE 2018 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

Prepared by:

Submitted by:

Gail L. Allen, Chief Financial Officer

Gustavo Becerra, Executive Director

Housing Choice Voucher

Period = Apr 2018-Jun 2018

Admin Fee, Port-Ins & FSS Coordinator

	Administrative		FSS Coordinator	Port-Ins	Total	
	Actual	Budget			Actual	Budget
3000-00-000 INCOME						
3400-00-000 Grant						
3410-02-000 Admin Fee	290,876.00	238,234.17	0.00	0.00	290,876.00	238,234.17
3410-03-000 FSS Grant	0.00	0.00	25,917.22	0.00	25,917.22	0.00
3410-04-000 Port-In Admin Fees	0.00	0.00	0.00	-308.82	-308.82	0.00
3410-06-000 Port-In Hap Earned	0.00	0.00	0.00	-4,753.00	-4,753.00	0.00
3499-00-000 Total Grant	290,876.00	238,234.17	25,917.22	-5,061.82	311,731.40	238,234.17
3699-00-000 Other	3,594.23	3,094.56	0.00	0.00	3,594.23	3,094.56
3999-00-000 Total Income	294,470.23	241,328.73	25,917.22	-5,061.82	315,325.63	241,328.73
4000-00-000 EXPENSES						
4199-00-000 Administrative	177,673.04	229,377.21	4,959.56	0.00	182,632.60	229,377.21
4299-00-000 Tenant Services	0.00	0.00	23,329.96	0.00	23,329.96	0.00
4399-00-000 Utility	1,853.27	2,515.80	0.00	0.00	1,853.27	2,515.80
4499-00-000 Maintenance	6,663.09	2,877.27	0.00	0.00	6,663.09	2,877.27
4599-00-000 General	1,632.99	2,363.88	0.00	0.00	1,632.99	2,363.88
4799-00-000 Housing Assistance Payments	0.00	0.00	0.00	-1,624.00	-1,624.00	0.00
8000-00-000 Total Expenses	187,822.39	237,134.16	28,289.52	-1,624.00	214,487.91	237,134.16
9000-00-000 NET INCOME	106,647.84	4,194.57	-2,372.30	-3,437.82	100,837.72	4,194.57
3410-02-000 Pending Funding	-42,268.00	0.00	2,372.30	0.00	-39,895.70	0.00
9000-00-000 NET INCOME (REVISED)	64,379.84	4,194.57	0.00	-3,437.82	60,942.02	4,194.57

Housing Assistance Payments (HAP's)

	Sutter County	Colusa	Maple Park 1	Maple Park 1 PBV	Maple Park 2 PBV	Nevada County	Stony Creek PBV	VASH	Yolo/Heiken PBV	Yuba County	Total
3000-00-000 INCOME											
3499-00-000 Grant	2,503,816.00	0.00	0.00	0.00	0.00	0.00	0.00	30,424.00	0.00	0.00	2,534,240.00
3699-00-000 Other	3,124.45	105.00	0.00	0.00	0.00	145.00	0.00	0.00	0.00	134.34	3,508.79
3999-00-000 Total Income	2,506,940.45	105.00	0.00	0.00	0.00	145.00	0.00	30,424.00	0.00	134.34	2,537,748.79
4000-00-000 EXPENSES											
4700-00-000 HOUSING ASSISTANCE PAYMENTS											
4715-00-000 Housing Assistance Payments	966,989.00	33,957.00	11,686.00	88,475.00	52,081.00	533,230.00	48,593.00	46,547.00	6,048.00	641,501.00	2,429,107.00
4715-01-000 Tenant Utility Payments	8,236.00	70.00	0.00	2,757.00	132.00	2,626.00	43.00	194.00	0.00	5,418.00	19,476.00
4715-02-000 Port-Out HAP's	24,526.00	0.00	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	5,225.00	30,951.00
4715-03-000 FSS Escrow Payments	19,546.00	0.00	0.00	0.00	0.00	236.00	0.00	0.00	0.00	7,534.97	27,316.97
4799-00-000 Total Housing Assistance Payments	1,019,297.00	34,027.00	11,686.00	91,232.00	52,213.00	537,292.00	48,636.00	46,741.00	6,048.00	659,678.97	2,506,850.97
9000-00-000 NET INCOME											30,897.82

Public Housing

Period = Apr 2018-Jun 2018

	Date Street		Joann Way		Richland Housing		Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
3000-00-000 INCOME								
3199-00-000 Tenant	42,804.83	41,217.81	17,179.54	17,328.27	125,356.51	118,967.25	185,340.88	177,513.33
3400-00-000 Grant Income								
3401-00-000 HUD Operating Grants/Subsidy	27,598.57	24,447.51	12,495.01	17,540.40	90,334.42	59,098.62	130,428.00	101,086.53
3415-00-000 Other Government Grants	0.00	0.00	0.00	0.00	40,000.00	0.00	40,000.00	0.00
3420-00-000 Capital Fund Grants	0.00	22,936.53	0.00	11,009.49	0.00	45,414.21	0.00	79,360.23
3499-00-000 Total Grant Income	27,598.57	47,384.04	12,495.01	28,549.89	130,334.42	104,512.83	170,428.00	180,446.76
3600-00-000 Other Income								
3611-00-000 Investment Income - Restricted	23.72	16.89	12.80	3.39	58.12	4.20	94.64	24.48
3641-00-000 FSS Escrow Forfeitures	0.00	0.00	0.00	0.00	803.83	0.00	803.83	0.00
3699-00-000 Total Other Income	23.72	16.89	12.80	3.39	861.95	4.20	898.47	24.48
3999-00-000 Total Income	70,427.12	88,618.74	29,687.35	45,881.55	256,552.88	223,484.28	356,667.35	357,984.57
4000-00-000 EXPENSES								
4199-00-000 Administrative	17,443.87	26,742.12	11,030.20	19,751.34	46,877.34	90,851.82	75,351.41	137,345.28
4299-00-000 Tenant Services	2,511.84	3,179.64	2,046.82	2,178.66	2,751.71	4,420.41	7,310.37	9,778.71
4399-00-000 Utility	14,589.84	17,728.92	5,936.16	7,134.15	33,707.79	32,899.86	54,233.79	57,762.93
4499-00-000 Maintenance	43,510.86	32,991.24	13,025.00	12,878.82	44,851.96	67,502.40	101,387.82	113,372.46
4599-00-000 General	6,243.94	6,442.14	1,955.88	3,536.43	106,570.23	15,729.30	114,770.05	25,707.87
4799-00-000 Housing Assistance	0.00	0.00	0.00	0.00	1,448.00	381.51	1,448.00	381.51
8000-00-000 Total Expenses	84,300.35	87,084.06	33,994.06	45,479.40	236,207.03	211,785.30	354,501.44	344,348.76
9000-00-000 NET INCOME	-13,873.23	1,534.68	-4,306.71	402.15	20,345.85	11,698.98	2,165.91	13,635.81

USDA

Period = Apr 2018-Jun 2018

	Butte View Estates		Centennial Arms		Richland Housing		Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
3000-00-000 INCOME								
3101-00-000 Rental								
3111-00-000 Tenant Rent	22,669.00	33,446.70	18,035.60	20,821.59	213,847.66	210,566.40	254,552.26	264,834.69
3111-05-000 USDA Rental Assistance	0.00	48,216.54	37,390.00	37,138.92	301,726.00	309,455.58	339,116.00	394,811.04
3112-00-000 HUD Rental Assistance	52,966.00	0.00	0.00	0.00	0.00	0.00	52,966.00	0.00
3113-00-000 Less: Vacancies	0.00	-2,449.89	0.00	-3,987.00	0.00	-7,800.33	0.00	-14,237.22
3115-05-000 USDA Prepayments	0.00	0.00	-510.00	0.00	0.00	0.00	-510.00	0.00
3119-00-000 Total Rental	75,635.00	79,213.35	54,915.60	53,973.51	515,573.66	512,221.65	646,124.26	645,408.51
3129-00-000 Other Tenant	771.44	549.06	725.34	51.90	2,786.85	1,146.12	4,283.63	1,747.08
3699-00-000 Other	54.44	29.82	14.73	10.32	315.20	0.00	384.37	40.14
3999-00-000 Total Income	76,460.88	79,792.23	55,655.67	54,035.73	518,675.71	513,367.77	650,792.26	647,195.73
4000-00-000 EXPENSES								
4199-00-000 Administrative	14,237.23	16,379.07	9,023.81	10,632.72	86,554.52	117,865.89	109,815.56	144,877.68
4299-00-000 Tenant Services	3,359.40	3,878.94	1,448.27	2,502.90	2,846.20	5,405.76	7,653.87	11,787.60
4399-00-000 Utility	8,969.03	10,668.78	6,588.61	7,246.59	72,017.32	67,737.06	87,574.96	85,652.43
4499-00-000 Maintenance	16,464.81	22,155.69	4,606.34	14,781.99	206,792.43	181,237.89	227,863.58	218,175.57
4599-00-000 General	959.17	2,332.23	684.23	1,753.56	30,484.47	23,013.69	32,127.87	27,099.48
4799-00-000 Housing Assistance Payments	10.00	0.00	12.00	107.49	0.00	471.51	22.00	579.00
4899-00-000 Financing Expenses	16,749.33	16,749.36	14,213.43	14,213.43	59,644.86	59,644.86	90,607.62	90,607.65
5999-00-000 Reserves	6,740.49	6,740.49	4,971.00	4,971.00	57,675.00	57,675.00	69,386.49	69,386.49
8000-00-000 Total Expenses	67,489.46	78,904.56	41,547.69	56,209.68	516,014.80	513,051.66	625,051.95	648,165.90
9000-00-000 NET INCOME	8,971.42	887.67	14,107.98	-2,173.95	2,660.91	316.11	25,740.31	-970.17

Unrestricted Properties

Period = Apr 2018-Jun 2018

	Vehicle		Reimbursement/Cost Centers		SCAH		dev-mp2		Devonshire		Kingwood Commons		Kristen Ct		LC-35	
	Actual	Budget	Maple Park	Maple Park 2	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
3000-00-000 INCOME																
3199-00-000 Tenant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,679.83	59,390.79	132,872.16	129,965.97	0.00	0.00	25,921.56	22,574.16
3499-00-000 Grant	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	0.00	0.00	0.00	0.00
3699-00-000 Other	31,084.37	22,600.50	7,190.00	3,244.00	15,912.40	51,321.90	1.39	7.56	1.39	7.56	4.71	2.25	0.00	0.00	32,009.06	32,047.68
3999-00-000 Total Income	31,084.37	22,600.50	7,190.00	3,244.00	15,912.40	51,321.90			75,681.22	59,398.35	190,165.87	129,968.22	0.00	0.00	57,930.62	54,621.84
4000-00-000 EXPENSES																
4199-00-000 Administrative	208.69	4,708.32	747.79	100.88	8,674.30	3,199.88			17,715.39	12,111.75	21,034.64	25,100.70	-521.94	0.00	9,695.78	7,560.93
4299-00-000 Tenant Services	0.00	0.00	0.00	0.00	776.88	0.00			4,979.21	6,440.70	2,239.42	3,745.71	0.00	0.00	0.00	0.00
4399-00-000 Utility	0.00	103.61	0.00	0.00	213.92	0.00			13,662.99	14,719.65	18,482.03	19,536.72	0.00	0.00	0.00	0.00
4499-00-000 Maintenance	19,853.08	4,155.45	3,692.48	988.29	4,001.67	0.00			33,195.59	9,343.53	52,395.13	35,938.62	58.06	0.00	2,350.00	0.00
4599-00-000 General	1,260.55	35.22	0.00	0.00	72.63	0.00			928.83	802.53	105,777.53	5,220.30	0.00	0.00	483.42	64.23
4799-00-000 Housing Assistance Payments	0.00	0.00	0.00	0.00	0.00	0.00			267.00	78.99	0.00	0.00	0.00	0.00	0.00	0.00
4899-00-000 Financing Expenses	0.00	0.00	0.00	0.00	0.00	0.00			18,444.81	18,444.81	40,410.15	40,410.15	0.00	0.00	17,992.35	17,992.35
8000-00-000 Total Expenses	21,322.32	9,002.60	4,440.27	1,089.17	13,739.40	3,199.88			89,193.82	61,941.96	240,338.90	129,952.20	-463.88	0.00	30,521.55	25,617.51
9000-00-000 NET INCOME	9,762.05	13,597.90	2,749.73	2,154.83	2,173.00	48,122.02			-13,512.60	-2,543.61	-50,173.03	16.02	463.88	0.00	27,409.07	29,004.33
3650-00-000 Pending Other 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
9000-00-000 NET INCOME (REVISED)	9,762.05	13,597.90	2,749.73	2,154.83	2,173.00	48,122.02			-13,512.60	-2,543.61	-50,173.03	16.02	463.88	0.00	27,409.07	29,004.33

	PCD - General		PCD - Contract		Percy		Solar (KC/RD)		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 Tenant	0.00	0.00	0.00	0.00	13,662.25	13,412.97			0.00	0.00	12,161.30	11,773.32	2,220.00	2,340.00	262,517.10	239,457.21
3499-00-000 Grant	0.00	11,711.76	208.00	50,084.04	0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	57,497.00	61,795.80
3699-00-000 Other	3,804.04	1,481.64	4,530.70	5,839.08	25.58	20.64			801.69	0.00	0.00	0.00	6.21	6.06	172,536.55	39,404.91
3999-00-000 Total Income	3,804.04	13,193.40	4,738.70	55,923.12	13,687.83	13,433.61			801.69	0.00	12,161.30	11,773.32	2,226.21	2,346.06	492,550.65	340,657.92
4000-00-000 EXPENSES																
4199-00-000 Administrative	22,366.34	11,360.55	35,503.85	54,936.81	3,826.48	3,943.62			0.00	2,873.90	1,197.07	3,877.38	378.33	190.86	131,709.70	119,082.60
4299-00-000 Tenant Services	0.00	0.00	2,150.24	1,484.61	0.00	3.75			0.00	0.00	0.00	8.76	0.00	0.00	10,145.75	11,683.53
4399-00-000 Utility	0.00	0.00	9.18	36.36	2,073.27	2,149.20			0.00	0.00	3,109.48	2,599.77	232.99	221.94	37,887.47	39,263.64
4499-00-000 Maintenance	15.00	0.00	2,072.78	917.10	2,905.85	5,080.35			0.00	0.00	3,027.21	2,784.96	784.83	1,303.74	129,495.42	55,368.30
4599-00-000 General	0.00	0.00	372.46	199.68	222.09	320.64			1,070,846.65	0.00	49.74	116.58	36.63	39.03	1,180,085.75	6,762.99
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	267.00	78.99
4899-00-000 Financing Expenses	0.00	0.00	0.00	0.00	0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	76,847.31	76,847.31
8000-00-000 Total Expenses	22,381.34	11,360.55	40,108.51	57,574.56	9,027.69	11,497.56			1,070,846.65	2,873.90	7,383.50	9,387.45	1,432.78	1,755.57	1,566,438.40	309,087.36
9000-00-000 NET INCOME	-18,577.30	1,832.85	-35,369.81	-1,651.44	4,660.14	1,936.05			-1,070,044.96	-2,873.90	4,777.80	2,383.87	793.43	590.49	-1,073,887.75	31,570.56
3650-00-000 Pending Other 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	1,070,044.96	0.00
9000-00-000 NET INCOME (REVISED)	-18,577.30	1,832.85	-35,369.81	-1,651.44	4,660.14	1,936.05			-1,070,044.96	-2,873.90	4,777.80	2,383.87	793.43	590.49	-3,842.79	31,570.56

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Restricted Accounts

Account	Origination	Uses	Approval	Balance
Checking Accounts				
Checking Central Office (6035)	Program Income	Daily Operations/Payroll	Internal	382,239.11
Checking Sweep (8277)	Program Income	Daily Operations/Payroll	Internal	305,370.16
				687,609.27
Federal Programs				
HUD - Housing Choice Voucher				
Checking HCV (6084)	Monthly Subsidy	Housing Assistance Payments (HAP's)	Internal	152,514.49
Reserve RNP HCV (2758)	Monthly Subsidy	Housing Assistance Payments (HAP's)	Internal	66,421.32
Reserve UNA HCV (2454)	Monthly Subsidy	Administrative Costs/HAP's	Internal	452,046.78
				670,982.59
HUD - Family Self Sufficiency				
Reserve FSS Escrow HCV (7896)	HAP's	Escrow Account	Payout to Participant	215,685.50
Reserve FSS Escrow PH (5595)	HAP's	Escrow Account	Payout to Participant	4,519.40
				220,204.90
HUD - Public Housing (CFP)				
Reserve General PH (3854)	Annual Capital Fund Grant	Operations/Capital Improvements	Internal	538,812.36
				538,812.36
USDA				
Grant Rehab RD 2 (2090)	Federal Rehab Grant - Existing Units	Capital Improvements	USDA	430,643.57
Supervised CA (8621)	Program Income - \$1,657 per month	Capital Improvements	USDA	71,376.51
Supervised BVE (0469)	Program Income - \$1,447 per month	Capital Improvements	USDA	64,584.65
Supervised BVE (Chase)	Program Income - \$800 per month	Capital Improvements	USDA	48,862.32
Supervised RD (6072)	Program Income - \$19,225 per month	Capital Improvements	USDA	1,299,174.95
				1,914,642.00
State Programs				
Mental Health Services				
Reserve Operating HG (2387)	Escrow	Capital Improvements	Internal	6,011.34
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	21,412.28
				35,902.17
Migrant Services				
Reserve Care OMS (3094)	PGE Discount	Capital Improvements	OMS	96,832.52
Reserve General OMS (3112)	Prior Unspent Budget	Capital Improvements	OMS	15,677.75
				112,510.27
Neighborhood Stabilization Program 1				
Reserve Operating NSP1 (8669)	Program Net Income	Operations/Capital Improvements	City of Yuba City	76,322.94
Reserve Replacement NSP1 (8657)	Program Income - \$1,288 per month	Capital Improvements	City of Yuba City	75,139.63
				151,462.57
Neighborhood Stabilization Program 3				
Reserve Operating NSP3 (2107)	Program Net Income	Operations/Capital Improvements	City of Yuba City	4,008.71
Reserve Replacement NSP3 (2119)	Program Income - \$3,370 per month	Capital Improvements	City of Yuba City	133,590.87
				137,599.58
State - Joe Serna				
Grant Rehab Serna 2 (8165)	USDA Rehab Grant	Capital Improvements	Return to State	7,088.51
				7,088.51
Local Programs				
City of Yuba City - Homes2Families				
Reserve Operating H2F (6697)	Program Net Income	Operations/Capital Improvements	City of Yuba City	223,097.09
Reserve Replacement H2F (6430)	Program Income - \$1,500 per month	Capital Improvements	City of Yuba City	182,929.10
				406,026.19
TOTAL Restricted				4,882,840.41
Usage mandated by funding source				

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Account	Origination	Uses	Approval	Balance
Security Deposit Accounts (Restricted)				
Security Deposits BVE (0147)	Tenant Income	Payout to Tenant	Internal	9,296.54
Security Deposits CA (8608)	Tenant Income	Payout to Tenant	Internal	11,767.97
Security Deposits Devonshire (4281)	Tenant Income	Payout to Tenant	Internal	12,091.95
Security Deposits H2F (8937)	Tenant Income	Payout to Tenant	Internal	6,313.58
Security Deposits HG (4931)	Tenant Income	Payout to Tenant	Internal	3,000.48
Security Deposits KC (6443)	Tenant Income	Payout to Tenant	Internal	22,350.62
Security Deposits NSP1 (8645)	Tenant Income	Payout to Tenant	Internal	4,753.97
Security Deposits NSP3 (1814)	Tenant Income	Payout to Tenant	Internal	6,330.30
Security Deposits OMS (5601)	Tenant Income	Payout to Tenant	Internal	9,653.95
Security Deposits Percy (9073)	Tenant Income	Payout to Tenant	Internal	2,892.43
Security Deposits PH (9085)	Tenant Income	Payout to Tenant	Internal	46,972.78
Security Deposits RD (6030)	Tenant Income	Payout to Tenant	Internal	17,901.35
Security Deposits Teesdale (9303)	Tenant Income	Payout to Tenant	Internal	904.09
Total Security Deposits				154,230.01
Miscellaneous Accounts (Unrestricted)				
Checking PH (6047)	Pass-through	Minimum Balance	Internal	100.00
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	1,828.98
Reserve General LC (9133)	Program Income	Minimum Balance	Internal	100.08
Reserve General PCD (8633)	Program Income	Operations/Capital Improvements	Internal	185,176.08
Reserve General Percy (4943)	Program Net Income	Operations/Capital Improvements	Internal	44,783.39
Reserve General TT (4505)	Program Net Income	Operations/Capital Improvements	Internal	35,560.21
Reserve Solar Farm (4918)	Program Income	Inverter Replacement (2023)	Internal	562.33
Reserve Solar Farm (RVCB)	Program Income	Inverter Replacement (2023)	Internal	42,035.84
Reserve Unfunded Liabilities LC (6375)	Program Income	Net Pension/OPEB	Internal	103,159.69
Total Unrestricted Accounts				413,709.38

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: August 15, 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, Butte County, Sutter County, City of Marysville and Lake County. The following is a summary of housing rehabilitation projects approved since March 1st:

<u>Jurisdiction</u>	<u># Projects Approved</u>
Butte County	2
Marysville	3
Lake County	2
Colusa	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 March 1st:

<u>Jurisdiction</u>	<u># Projects Approved</u>
Lake County	1

Richland Rural Development (Yuba City) – The project includes extensive rehabilitation of the interiors and exteriors of 44 farmworker housing units located at the Richland Housing complex. Notice to Proceed was issued on October 11, 2017. Phase 1 of the project is complete and included 6 buildings. Phase 2 is underway and includes 5 buildings. Estimated completion date for all 11 buildings is Fall, 2018. USDA-Rural Development has committed an additional \$3,000,000 to complete the rehabilitation of the remaining 12 units, and parking areas. Staff is working with USDA staff to finalize the grant agreement for the new funding.

Kingwood Commons (Yuba City) – On February 21, 2018 the Board of Commissioners approved a bid award to CNW Construction for the roof replacement of Buildings B & E at Kingwood Commons. The work is complete and final inspections are underway.

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 would provide housing for homeless and mentally disabled persons. The NEPA environmental review is complete and other predevelopment tasks are underway. We expect the No Place Like Home NOFA to be released in September, 2018 and plan to apply for tax credits in March, 2019.

Kristen Court Phase II (Live Oak) – Our co-development partner, Pacific West Communities, expects to close on the construction financing in September, 2018. Kristen Court II will consist of 24 units and will be funded with 4% tax credits and HOME Investment Partnerships Program funds. The City of Live Oak approved the parcel map for the project, but is requiring an operating agreement for all phases of Kristen Court Apartments in order to articulate property management and other City requirements.

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, tax-exempt bonds and CalHFA funds. The Housing Authority has committed 25 project-based Housing Choice Vouchers to the development. CFY is making progress on filling its gap in funding and expects to close on the construction financing in September, 2018. The gap was caused by an unanticipated increase in construction costs.

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. PWC submitted an application for 9% tax credits in July and awards are expected to be announced in September. The Housing Authority has committed 30 project-based vouchers to the development. If tax credits are awarded, construction could begin in December/January.

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. We expect to have a development agreement in place by mid-August. The project would be funded with State Affordable Housing and Sustainable Communities (AHSC) funds, and Low-Income Housing Tax Credits. The Housing Authority will look to commit project-based Housing Choice Vouchers to the development. Applications for the next AHSC funding round will be due in January, 2019.

Prepared by:



Beckie Flores
Planning & Community Development Manager

Submitted by:



Gustavo Becerra
Executive Director

REGIONAL HOUSING AUTHORITY

DATE: August 15, 2018
 TO: Board of Commissioners
 FROM: Tom Goodwin, Operations Manager

SUBJECT: Maintenance and Operations Update

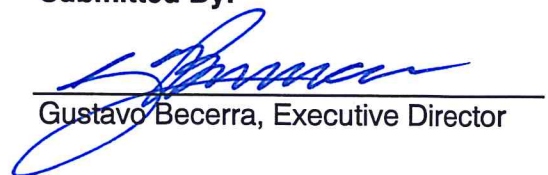
- Total work orders for April, May and June, 2018 were 1443. Break down as follows:
- Total number of work orders by projects:

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	26	2	8	10	4	16	23	0	0	5	15	7	0	0	0	56	48	12	1	0	0	0	1	234
Make Ready's	1	1	4	4	0	2	6	0	0	2	6	0	0	0	1	2	2	1	0	0	0	0	0	32
Routine	74	12	137	45	21	41	198	1	18	29	77	25	4	45	11	247	148	30	6	1	2	0	3	1175
Scheduled	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Total Property	101	15	151	59	25	59	227	1	18	36	98	32	4	45	12	305	198	43	7	1	2	0	4	1443
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	101	15	151	59	25	59	227	1	18	36	98	32	4	45	12	305	198	43	7	1	2	0	4	1443
Pest	4	3	9	6	1	1	14	0	1	2	0	2	0	7	3	24	15	2	0	0	0	0	1	95
Cancelled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HQS	24	0	73	0	0	1	42	0	0	10	0	0	0	0	0	57	0	0	0	0	0	0	0	207

Prepared By:


 Tom Goodwin, Operations Manager

Submitted By:


 Gustavo Becerra, Executive Director