



Regional Housing Authority

Serving the Communities of: Cities of Live Oak, Yuba City and Colusa, Counties of Sutter, Nevada, Yuba and Colusa
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September 27, 2017

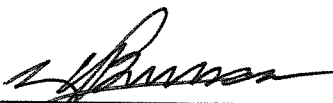
TO: Chairperson Dan Miller
Vice-Chairperson Mike Leahy
Commissioner Brian Foss
Commissioner Manny Cardoza
Commissioner Jeramy Chapdelaine
Commissioner Diane Hodges
Commissioner Suzanne Gallaty
Commissioner Luis Uribe
Commissioner Ron Sullenger
Commissioner Toni Benson
Commissioner John Loudon
Commissioner Doug Lofton
Commissioner Kent Boes
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
SCEA
Terrel Locke, City of Yuba City
Darin Gale, City of Yuba City
The Union
Rob Choate, County of Nevada
Kara Gash, Sutter County Health Division

NOTICE OF REGULAR MEETING

October 4, 2017

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, October 4, 2017 at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.



Gustavo Becerra
Executive Director

s: No100417



The Housing Authority is an equal opportunity employer and housing provider.



AGENDA
REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
REGIONAL HOUSING AUTHORITY
Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991
October 4, 2017, 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: None
- E. CONSENT CALENDAR: All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that the Board votes on the motion, unless members of the Board request specific items to be discussed or removed from the Consent Calendar for individual action.
 - 1. Approval of Minutes – September 6, 2017 pg. 1
 - 2. Approval to Accept the Audit for FYE 2017 into Record pg. 4
 - 3. Resolution 17-1530 – Authorization to Submit an Application for Community Services Block Grant Funds for Sutter County not to Exceed \$10,000 pg. 174
 - 4. Resolution 17-1531 – Authorization to Submit an Application for Community Services Block Grant Funds for Yuba County not to Exceed \$10,000 pg. 175
 - 5. Resolution 17-1532 – Approval of Family Self-Sufficiency Action Plan pg. 176
- F. OLD BUSINESS: Discussion/Possible Action: NONE

G. NEW BUSINESS: Discussion/Possible Action:

- 6. Resolution 17-1533, Adoption of Flat Rate Rents
Pattra Runge, Occupancy Manager pg. 194
- 7. Recommend Approval to Award the Gas Line Testing Contract
Gustavo Becerra, Executive Director pg. 196
- 8. Resolution 17-1534, Authorization to Adopt HCD-OMS Contract
17-OMS-11731 for Yuba City Migrant Center Gas Line Testing
Contract pg. 198
Gustavo Becerra, Executive Director
- 9. Resolution 17-1535, Approval of 2017-2018 Administrative Plan
Alisha Parker, Occupancy Manager pg. 199

H. ADMINISTRATIVE REPORT:

- 10. Community Services Block Grant Update
Alisha Parker, Occupancy Manager pg. 208
- 11. Administrative Update
Gustavo Becerra, Executive Director

I. HOUSING COMMISSIONERS' COMMENTS:

J. EXECUTIVE SESSION: May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.

K. NEXT MEETING: October 18, 2017

L. ADJOURNMENT

REGIONAL HOUSING AUTHORITY
Minutes
Regular Board Meeting
September 6, 2017

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 Mike Leahy, Commissioners Ron Sullenger, John Loudon, Diane Hodges, Suzanne Gallaty, Manny Cardoza, Jeremy Chapdelaine, Luis Uribe and Doug Lofton were present. Commissioners Brian Foss, Toni Benson and Kent Boes were absent. Legal Counsel Brant Bordsen was also present.

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Commissioner Gallaty led the pledge of allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D. – AWARDS AND PRESENTATIONS: NONE

ITEM NO. E.1. through E.10. - CONSENT CALENDAR:

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

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

Nays: None

Abstain: None

Absent: Commissioners Kent Boes, Brian Foss and Toni Benson

ITEM NO. F. – OLD BUSINESS: NONE

ITEM NO. G. 11. – RECOMMEND APPROVAL TO AWARD THE ROOF COATING CONTRACT:

Senior Development and Rehabilitation Specialist Larry Tinker explained the roof were last re-roofed approximately six years ago. He stated the recommendation is for a silicone coating with will be re-coated every ten (10) years.

Commissioner Cardoza made a motion to approve the bid from George Roofing in the amount of \$32,706.00, for the roof coating project planned for buildings A, B, C, D and E at the Yuba City Migrant Farmworker Apartments located at 479 Bernard Drive in Yuba City, CA, and authorize the Executive Director to execute the construction contract and all required documents. Commissioner Lofton made the second. The following roll call vote was taken:

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

Nays: None

Abstain: None

Absent: Commissioners Kent Boes, Brian Foss and Toni Benson

ITEM NO. G. 12. – RESOLUTION 17-1529, AUTHORIZATION TO ADOPT HCD-OMS CONTRACT 17-OMS-11671 FOR YUBA CITY MIGRANT CENTER CONSTRUCTION CONTRACT:

Executive Director Gustavo Becerra stated this resolution is in reference to the roofing contract. He explained the Office of Migrant Services will be paying the contract with a budget of \$40,000.00

Commissioner Uribe made a motion to approve Resolution 17-1529, Authorization to Adopt HCD-OMS Contract 17-OMS-11671 for Yuba City Migrant Center Construction Contract. Commissioner Cardoza made the second. The following roll call vote was taken:

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

Nays: None

Abstain: None

Absent: Commissioners Kent Boes, Brian Foss and Toni Benson

ITEM NO. G. 13. – RECOMMEND APPROVAL OF PAINTING SERVICES CONTRACT:

Operations Manager Tom Goodwin said the painting contract is for both unoccupied and occupied units. He stated Randy Jarvis has been providing painting services to the Housing Authority for approximately 15 years.

Commissioner Leahy made a motion to approve the selection of Randy Jarvis Painting to a five-year contract. Commissioner Loudon made the second. The following roll call vote was taken:

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

Nays: None

Abstain: None

Absent: Commissioners Kent Boes, Brian Foss and Toni Benson

ITEM NO. H.14. – PLANNING AND COMMUNITY DEVELOPMENT UPDATE:

Planning and Community Development Manager Beckie Flores shared staff has been very busy providing services to the various jurisdictions. She stated, with the wildfires in Butte County, there may a transfer in funds to the Disaster Recovery Fund. Mrs. Flores mentioned staff will be pulling permits this week for the Richland Rural Development project.

Mrs. Flores said the Richland Permanent Supportive Housing project, named Newhaven Court, has seen lots of press. She stated the co-development partner should be ready to apply for tax credits in March. Mrs. Flores shared the Stony Creek II project in Williams is moving along with the contractor making up lost time and back on track to finish in January 2018.

ITEM NO. H.15. – ADMINISTRATIVE UPDATE:

Mr. Becerra mentioned there were four compliance reviews in the month of August for properties we own/manage. He thanked staff for all of their hard work preparing for the audits. Mr. Becerra also shared the conventional loan taken out in 2011 for the rehabilitation of Miles Market was paid off last week. He said, both himself and Gail Allen, Chief Financial Officer, have a simple philosophy of reducing debt and increasing cash wherever possible.

Mr. Becerra said the fiscal audit was completed and everything went smoothly.

ITEM NO. I. HOUSING COMMISSIONERS' COMMENTS:

Commissioner Cardoza stated the construction on the levee is going great.

Commissioner Loudon shared the hospital in Colusa should be opening back up in a few weeks.

ITEM NO. J. – EXECUTIVE SESSION: MAY BE HELD UNDER CALIFORNIA GOVERNMENT CODE REGARDING PENDING AND/OR ANTICIPATED LITIGATION, PROPERTY ACQUISITION, AND/OR PERSONNEL ISSUES: NONE

ITEM NO. K – NEXT MEETING: September 20, 2017

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 12:38 PM.

**REGIONAL HOUSING AUTHORITY OF
SUTTER AND NEVADA COUNTIES,
CALIFORNIA**

**FINANCIAL STATEMENTS
TOGETHER WITH
INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED
MARCH 31, 2017**

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Annual Financial Report
For the Year Ended March 31, 2017

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Annual Financial Report
For the Year Ended March 31, 2017

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INTRODUCTORY SECTION

- **List of Officials**

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
List of Officials
For the Year Ended March 31, 2017

Martha Griese, Chairperson	City of Yuba City	December 2017
Dan Miller, Vice-Chairperson	County of Nevada	June 2019
Ron Sullenger	County of Sutter	December 2018
Luis Uribe	County of Sutter	March 2019
Manny Cardoza	City of Yuba City	December 2018
Jeremy Chapdelaine	City of Live Oak	March 2021
Diane Hodges	City of Live Oak	November 2018
Brian Foss	County of Nevada	June 2019
Mike Leahy	County of Yuba	August 2020
Doug Lofton	County of Yuba	August 2019
John Loudon	County of Colusa	September 2019
Kent Boes	County of Colusa	September 2020
Toni Benson	City of Colusa	August 2020
Suzanne Gallaty	Tenant Representative	Pending

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FINANCIAL SECTION

- **Independent Auditor's Report**
- **Management's Discussion and Analysis**
- **Basic Financial Statements**
- **Required Supplementary Information**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Regional Housing Authority of Sutter and Nevada Counties
Yuba City, California

Report on the Financial Statements

We have audited the accompanying financial statements of the proprietary fund type and fiduciary fund type activities of the Regional Housing Authority of Sutter and Nevada Counties, Yuba City, California (Authority) as of and for the year ended March 31, 2017, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

To the Board of Commissioners
Regional Housing Authority of Sutter and Nevada Counties
Yuba City, California

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the proprietary fund type activities, and the fiduciary fund type activities of the Authority as of March 31, 2017, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 2A to the basic financial statements, errors were detected in prior year net position. The correction of these errors resulted in the restatement of beginning net position for the year ended March 31, 2017. Our opinion is not modified with respect to this matter.

As described in Note 1P to the basic financial statements, in 2016-17, the Authority implemented Governmental Accounting Standards Board (GASB) Statement Nos. 72, 73, 76, 77, 78 and 79. Our opinion is not modified with respect to these matters.

As described in Note 9B, the net pension liability is measured as of June 30, 2016 and the pension expense is for the measurement period 2015-2016. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The introductory section and combining financial schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

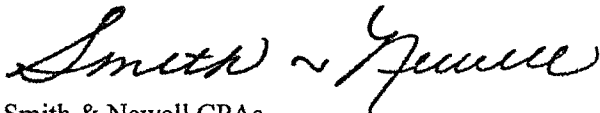
The combining financial schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining financial schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

To the Board of Commissioners
Regional Housing Authority of Sutter and Nevada Counties
Yuba City, California

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated July 31, 2017 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Authority's internal control over financial reporting and compliance.



Smith & Newell CPAs
Yuba City, California
July 31, 2017

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Management's Discussion and Analysis
(Unaudited)

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MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Regional Housing Authority of Sutter and Nevada Counties (Housing Authority) we offer readers of the Housing Authority's financial statements this narrative overview and analysis of the financial activities of the Housing Authority for the fiscal year ended March 31, 2017. We encourage readers to consider the information presented here in conjunction with additional information in our financial statements.

FINANCIAL HIGHLIGHTS

Entity-wide:

- The Housing Authority's total net position was \$18,354,929 as of March 31, 2017, all of which was enterprise activities.
- Authority revenues include operating revenues of \$14,840,030, and non-operating revenues of \$3,703,774 for a total of \$18,543,804.
- Authority expenses include operating expenses of \$16,382,759 and non-operating expenses of \$454,299 for a total of \$16,837,058.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of a series of financial statements, commonly referred to as the Housing Authority's Basic Financial Statements. Management's Discussion and Analysis introduces these statements. Fund Financial Statements provide detailed information about the individual functions of Housing Authority programs, telling how services were financed in the short-term as well as what remains for future spending.

Fund Financial Statements

The Fund Financial Statements provide detailed information about the Housing Authority as a whole. Management establishes funds to help control and manage money for particular purposes. Funds are organized into proprietary and fiduciary fund types.

- **Proprietary Funds** - when the Housing Authority charges customers for services it provides, whether outside customers or to other units of the Housing Authority, these services are generally reported in proprietary funds. The Housing Authority uses enterprise funds to account for all of its operations.
- **Fiduciary Funds** - the Housing Authority is the trustee, or fiduciary, for certain funds held on behalf of external parties. The Housing Authority's fiduciary activities are reported in separate Statements of Fiduciary Net Position. These activities are excluded from the Housing Authority's other financial statements because the resources of the funds are not available to support the Housing Authority's own programs. The Housing Authority is responsible for ensuring that the assets reported in these funds are used for the intended purposes.

NOTES TO BASIC FINANCIAL STATEMENTS

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

In addition to the basic financial statements and accompanying notes, this report presents the following required supplementary information: Authority Pension Plan - Schedule of Proportionate Share of Net Pension Liability, Authority Pension Plan - Schedule of Contributions, Notes to Authority Pension Plan and Authority OPEB Plan - Schedule of Funding Progress.

FINANCIAL ANALYSIS OF THE FUND STATEMENTS

Analysis of Statement of Net Position

	Proprietary Fund Type		Total	
	2017	2016	Dollar Change	% Change
Assets:				
Current and other assets	\$ 6,029,456	\$ 5,824,160	\$ 205,296	3.52
Capital assets	30,608,720	30,356,069	252,651	0.83
Total Assets	36,638,176	36,180,229	457,947	1.27
Deferred Outflows of Resources	679,344	431,548	247,796	57.42
Liabilities:				
Current and other liabilities	2,740,009	3,384,033	(644,024)	(19.03)
Noncurrent liabilities	16,141,663	16,396,114	(254,451)	(1.55)
Total Liabilities	18,881,672	19,780,147	(898,475)	(4.54)
Deferred Inflows of Resources	80,919	183,445	(102,526)	(55.89)
Net Position:				
Net investment in capital assets	17,205,391	16,146,629	1,058,762	6.56
Restricted	221,480	150,785	70,695	46.88
Unrestricted	928,058	350,771	577,287	164.58
Total Net Position	\$ 18,354,929	\$ 16,648,185	\$ 1,706,744	10.25

Net position represents the difference between the Housing Authority's resources and its obligations. At March 31, 2017, the largest portion of the Housing Authority's total net position, 94 percent, reflects the investment in capital assets, less related debt outstanding used to acquire the capital assets. These capital assets are used by the Housing Authority to provide services to the citizens. These assets are not available for future spending. Additional capital asset information can be found in the Capital Asset and Debt Administration section of this MD&A. The unrestricted balance of net position may be used at the Housing Authority's discretion.

Analysis of Statement of Activities

	Proprietary Fund Type Enterprise Fund		Total	
	2017	2016	Dollar Change	% Change
Revenues:				
Operating Revenues	\$14,840,030	\$12,341,941	\$ 2,498,089	20.24
Operating Expenses	16,382,759	14,897,903	1,484,856	9.97
Operating Income (Loss)	(1,542,729)	(2,555,962)	1,013,233	(39.64)
Non-Operating Revenues (Expenses)	3,249,473	4,464,218	(1,214,745)	(27.21)
Change in Net Position	1,706,744	1,908,256	(201,512)	(10.56)
Net Position - Beginning	16,648,185	16,411,158	237,027	1.44
Prior Period Adjustment	-	(1,671,229)	1,671,229	(100.00)
Net Position - Beginning, Restated	16,648,185	14,739,929	1,908,256	11.58
Total Net Position	\$18,354,929	\$16,648,185	\$ 1,706,744	20.50

Revenue

The Housing Authority's total revenue from enterprise was \$18.5 million for the fiscal year ended March 31, 2017. Charges for services provided 80 percent of the total revenue received during the 2016/17 fiscal year; and intergovernmental revenues provided 20 percent of total revenues received during the fiscal year.

Expenses

Expenses of the Housing Authority for the year totaled \$16.8 million.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The Housing Authority's investment in capital assets for its business-type activities as of March 31, 2017, was \$30,608,720 (net of accumulated depreciation). This investment in capital assets includes land, structures and improvements, and equipment. Net additions to capital assets were \$1,518,983 and net additions to accumulated depreciation were (\$1,266,332). Therefore the Housing Authority's net investment in capital assets increased \$252,651 from March 31, 2016.

Long-term Debt

At the end of the current fiscal year, the Housing Authority had total long-term obligations outstanding of \$13,644,786, a decrease of \$776,191 from March 31, 2016.

The following table shows the composition of the Housing Authority's total outstanding debt for proprietary funds.

**Regional Area Housing Authority of Sutter and Nevada Counties
Long-Term Debt**

	Business-Type Activities	
	2017	2016
Compensated Absences	\$ 241,457	\$ 211,532
Revenue Bonds	614,624	2,260,461
Loans Payable	12,788,705	11,948,979
Total Long-Term Debt	\$ 13,644,786	\$ 14,420,972

ECONOMIC FACTORS

Since the Housing Authority is dependent on funding from HUD, Rural Development and State and local governments for a majority of its operations, the Housing Authority is affected by the federal budget, proration's, sequestration and other State and local economic conditions. With HUD subsidies continuing to be prorated, subsidy changes in the Public Housing and Housing Choice Vouchers programs will not only affect the upkeep of the Public Housing properties, but the number of community households that can be assisted through the Housing Choice Voucher program.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Housing Authority's finances for all those with an interest in the Housing Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, at the Regional Housing Authority of Sutter and Nevada Counties, 1455 Butte House Rd., Yuba City, CA 95993.

Basic Financial Statements

- **Fund Financial Statements**

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Net Position
Proprietary Fund Type - Enterprise Fund
March 31, 2017

	2017
ASSETS	
Cash and investments	\$ 3,694,678
Receivables:	
Tenants, net	56,196
Operating reimbursement	310,112
Other	31,938
Loans receivable	434,000
Investment in partnership	394,789
Restricted assets:	
Cash and investments	1,107,743
Total restricted assets	1,107,743
Capital assets:	
Nondepreciable assets	4,802,923
Depreciable assets, net	25,805,797
Total capital assets	30,608,720
Total Assets	36,638,176
DEFERRED OUTFLOWS OF RESOURCES	
Deferred pension adjustments	679,344
Total Deferred Outflows of Resources	679,344
LIABILITIES	
Accounts payable	346,491
Accrued interest	115,500
Prepaid tenant rent	20,608
Accrued salaries and benefits	54,913
Security deposits payable	133,089
Escrow deposits payable	136,907
Unearned revenue	1,932,501
Net pension liability	1,842,723
OPEB liability	654,154
Long-term liabilities:	
Due within one year	510,422
Due in more than one year	13,134,364
Total Liabilities	18,881,672
DEFERRED INFLOWS OF RESOURCES	
Deferred pension adjustments	80,919
Total Deferred Inflows of Resources	80,919
NET POSITION	
Net investment in capital assets	17,205,391
Restricted	221,480
Unrestricted	928,058
Total Net Position	\$ 18,354,929

The notes to the basic financial statements are an integral part of this statement.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Fund Type - Enterprise Fund
For the Year Ended March 31, 2017

	2017
OPERATING REVENUES	
Dwelling rents	\$ 2,935,172
Housing assistance payments revenue and fees	10,651,644
Other tenant revenue	222,112
Other revenue	1,031,102
Total Operating Revenues	14,840,030
OPERATING EXPENSES	
Administrative	2,008,874
Tenant services	257,033
Utilities	794,571
Maintenance	2,256,970
Protective services	35,400
Insurance premiums	100,857
Other general expenses	541,557
Housing assistance payments	9,121,165
Depreciation	1,266,332
Total Operating Expenses	16,382,759
Operating Income (Loss)	(1,542,729)
NON-OPERATING REVENUES (EXPENSES)	
Intergovernmental revenue	3,620,910
Partnership revenue (expense)	74,909
Interest income	7,953
Interest expense	(454,299)
Total Non-operating Revenue (Expenses)	3,249,473
Change in Net Position	1,706,744
Total Net Position - Beginning	16,648,185
Total Net Position - Ending	\$ 18,354,929

The notes to the basic financial statements are an integral part of this statement.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Cash Flows
Proprietary Fund Type - Enterprise Fund
For the Year Ended March 31, 2017

	2017
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers	\$ 3,864,851
Housing assistance payments on behalf of tenants	10,651,644
Payments to suppliers	(12,801,535)
Payments to employees	(2,463,907)
	(748,947)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Intergovernmental revenues received	3,035,890
Interfund loans repaid	(15,983,314)
Interfund loan repayments received	15,620,076
	2,672,652
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition of capital assets	(779,865)
Proceeds of debt	1,135,000
Principal paid on debt	(1,941,112)
Interest paid on debt	(440,193)
	(2,026,170)
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest income	2,092
	2,092
Net Increase (Decrease) in Cash and Cash Equivalents	(100,373)
Balances - Beginning	4,902,794
Balances - Ending	\$ 4,802,421

The notes to the basic financial statements are an integral part of this statement.

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Cash Flows
Proprietary Fund Type - Enterprise Fund
For the Year Ended March 31, 2017

	2017
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	\$ (1,542,729)
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	1,266,332
Decrease (increase) in:	
Accounts receivable - tenants, net	41,566
Accounts receivable - operating reimbursement	31,219
Accounts receivable - other	(6,911)
Prepaid costs	1,424
Loans receivable	(434,000)
Pension adjustments - deferred outflows of resources	(247,861)
Increase (decrease) in:	
Accounts payable	(358,160)
Prepaid tenant rent	6,973
Accrued salaries and benefits	1,085
Security deposits payable	3,909
Escrow deposits payable	26,725
Unearned revenue	12,346
Pension adjustments - deferred inflows of resources	(94,007)
Net pension liability	409,407
OPEB liability	103,815
Compensated absences payable	29,920
Net Cash Provided (Used) by Operating Activities	\$ (748,947)

The notes to the basic financial statements are an integral part of this statement.

Continued (Page 2 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Net Position
Fiduciary Fund Type - Agency Funds
March 31, 2017

	2017
ASSETS	
Cash and investments	\$ 436,834
Accounts receivable - tenants, net	3,561
Total Assets	440,395
LIABILITIES	
Accounts payable	12,439
Prepaid tenant rent	654
Security deposits payable	8,450
Agency obligations	418,852
Total Liabilities	\$ 440,395

The notes to the basic financial statements are an integral part of this statement.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Changes in Net Position
Fiduciary Fund Type - Agency Funds
For the Year Ended March 31, 2017

	2017
OPERATING REVENUES	
Dwelling rents	\$ 165,305
Other tenant revenue	6,896
Interest income	397
Total Operating Revenues	172,598
OPERATING EXPENSES	
Administrative	38,516
Utilities	20,736
Maintenance	47,374
Insurance premiums	76
Total Operating Expenses	106,702
Change in Net Assets	65,896
Total Agency Obligations - Beginning	352,956
Total Agency Obligations - Ending	\$ 418,852

The notes to the basic financial statements are an integral part of this statement.

Basic Financial Statements

- **Notes to Basic Financial Statements**

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The Consolidated Area Housing Authority of Sutter County was established in April 1946, by a resolution of the Sutter County Board of Supervisors and reorganized as the Consolidated Area Housing Authority of Sutter County, California in February 1994, by agreement between the City of Live Oak, the City of Yuba City and the County of Sutter. In April 2011, the Consolidated Area Housing Authority of Sutter County combined with the Nevada County Housing Authority and was reorganized as the Regional Housing Authority of Sutter and Nevada Counties (the Authority). The Authority is governed by a nine member Board of Commissioners. The Board of Commissioners is made up of two members appointed by the Sutter County Board of Supervisors, two members appointed by the City of Yuba City, two members appointed by the City of Live Oak, two members appointed by the Nevada County Board of Supervisors, two members appointed by the County of Yuba, two members appointed by the County of Colusa, and one member appointed by the City of Colusa. The remaining member is a resident of affordable housing selected by the members of the Authority's Board of Commissioners and approved by Sutter County, City of Live Oak, City of Yuba City, County of Nevada, County of Yuba, County of Colusa, and City of Colusa. Commissioners are appointed for four-year terms.

Generally accepted accounting principles require government financial statements to include the primary government and its component units. Component units of a governmental entity are legally separate entities for which the primary government is considered to be financially accountable and for which the nature and significance of their relationship with the primary government are such that exclusion would cause the combined financial statements to be misleading. The primary government is considered to be financially accountable if it appoints a majority of an organization's governing body and is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to or impose specific financial burdens on the primary government.

Reporting for component units on the Authority's financial statements can be blended or discretely presented. Blended component units are, although legally separate entities, in substance part of the Authority's operations and, therefore, data from these units are combined with data of the primary government. Discretely presented component units, on the other hand, would be reported in a separate column in the government-wide financial statements to emphasize it is legally separate from the government.

For financial reporting purposes, the Authority's basic financial statements include all financial activities that are controlled by or are dependent upon actions taken by the Board of Commissioners. The financial statements of the individual component units may be obtained by writing to the Regional Housing Authority of Sutter and Nevada Counties, 1455 Butte House Road, Yuba City, CA 95993.

Blended Component Units

The blended component units of the Authority are as follows:

Building Better Partnerships, Inc.
Healthy Housing, LLC

Discretely Presented Component Units

There are no component units of the Authority which meet the criteria for discrete presentation.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. Reporting Entity (Continued)

Joint Agencies

The California Affordable Housing Agency - Joint Powers Authority began operations on March 1, 2001, and has continued without interruption since that time. The Joint Powers Authority is composed of member housing agencies. All member agencies are on the Board of Directors who select an Executive Committee of five members. The operations are managed and expenses are approved by the Executive Director of the Joint Powers Authority. Complete audited financial statements can be obtained at the Authority's office: 580 Vallombrosa Avenue, Chico, CA, 95926. The Authority is not financially accountable for this organization and therefore it is not a component unit under Statement Nos. 14, 39 and 61 of the Governmental Accounting Standards Boards.

B. Basis of Presentation

Government-Wide Financial Statements

The statement of net position and statement of activities display information on all of the nonfiduciary activities of the Authority and its blended component units. These statements include the financial activities of the overall government, except fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. These statements present the business-type activities of the Authority, which are financed in whole or in part by fees charged to external parties. The Authority's activities are all classified as business-type.

The statement of activities presents a comparison between direct expenses and program revenues for each different identifiable activity of the Authority's business-type activities. Direct expenses are those that are specifically associated with a program or function and; therefore, are clearly identifiable to a particular function. Certain indirect costs, which cannot be identified and broken down, are included in the program expense reported for individual functions and activities. Program revenues include 1) charges paid by the recipients of goods and services offered by the program, 2) operating grants and contributions, and 3) capital grants and contributions. Revenues that are not classified as program revenues are presented instead as general revenues.

Fund Financial Statements

The fund financial statements of the reporting entity are organized into funds, each of which is considered to be separate accounting entities. Funds are organized into the proprietary and fiduciary fund types. The Authority maintains the following fund type:

- Proprietary fund - The Authority's operations are accounted for in a single enterprise fund. The enterprise fund accounts for operations financed and operated in a manner similar to private business or where the Authority has decided that determination of revenues earned, costs incurred, and net income is necessary for management accountability.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Basis of Presentation (Continued)

Fund Financial Statements (Continued)

The Authority reports the following additional fund type:

- Agency fund accounts for assets held by the Authority as an agent for other governments or other funds. The Authority administers the Home 2 Families program for the City of Yuba City and accounts for this activity in an agency fund.

C. Basis of Accounting and Measurement Focus

The proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the Authority gives (or receives) value without directly receiving (or giving) equal value in exchange include revenues from grants, entitlements, and donations. Revenues from grants, entitlements, and donations are recognized in the fiscal year in which all eligibility requirements have been satisfied.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of enterprise funds are charges to customers for sales and services and assistance payments and fees from the Section 8 program. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Fiduciary funds include agency funds. Agency funds are reported using the accrual basis of accounting to recognize receivables and payables.

D. Cash and Cash Equivalents

For purposes of the accompanying statement of cash flows, the Authority considers all highly liquid investments with an original maturity of three months or less and amounts held in the Authority's investment pool, to be cash and cash equivalents.

E. Investments

Investment transactions are recorded on the trade date. The fair value of investments is determined annually. Investments in nonparticipating interest-earning investment contracts are reported at cost; short term investments are reported at amortized cost, investments in Local Agency Investment Fund, an external pool, are reported at amortized cost which approximates fair value, and the fair value of all other investments are obtained by using quotations obtained from independent published sources or by the safekeeping institution. The fair value represents the amount the Authority could reasonably expect to receive for an investment in a current sale between a willing buyer and seller.

Investment income is determined on an amortized cost basis. Income from non-pooled investments is recorded based on the specific investments held by the fund.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Restricted Cash and Investments

The Authority reflects cash and investments held for the Rural Development supervised account of \$970,836 and Housing Choice Voucher escrow account \$136,907 as restricted cash and investments.

G. Receivables

The Authority only accrues those revenues it deems collectible except for Housing Choice Voucher fraud recovery receivables, which are included in Receivables-tenant, net. The Authority has established an allowance for doubtful accounts in the amount of \$40,364, which represents 100 percent of the fraud recovery receivable. The Authority expects to collect all other receivables within one year.

H. Other Assets

Inventory

Inventory items are recorded as an expense at the time individual items are purchased rather than when consumed. Records are not maintained of inventory and supplies on hand, although these amounts are not considered material.

I. Capital Assets

Capital assets, which include property, plant and equipment are valued at historical cost or estimated historical cost if actual is unavailable. Capital assets are defined by the Authority as an asset with a cost greater than \$1,000 and an estimated useful life of more than two years. Contributed capital assets are recorded at their acquisition value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase is not included as part of the capitalized value.

Capital assets used in operations are depreciated or amortized using the straight-line method of depreciation over the estimated useful life. The range of estimated useful lives by type of asset is as follows:

<u>Depreciable Asset</u>	<u>Estimated Lives</u>
Equipment	2-10 years
Structures and improvements	10-30 years

Maintenance and repairs are charged to operations when incurred. Betterments and major improvements which significantly increase values, change capacities or extend useful lives are capitalized. Upon sale or retirement of capital assets, the cost and related accumulated depreciation are removed from the respective accounts and any resulting gain or loss is included in the results of operations.

J. Unearned Revenue

Under the accrual basis of accounting, revenue may be recognized only when it is earned. When assets are recognized in connection with a transaction before the earnings process is complete, those assets are offset by a corresponding liability for unearned revenue.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Compensated Absences

It is the Authority's policy to permit employees to accumulate a limited amount of earned but unused vacation leave which vests with the employee and will be paid upon separation from Authority service. The liability for these compensated absences is recorded as long-term debt in the financial statements. The current portion of this debt is estimated based on historical trends. In the financial statements, the proprietary funds report the liability as it is incurred. The Authority includes its share of social security and medicare taxes payable on behalf of the employees in the accrual of compensated absences.

L. Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, pension expense, information about the fiduciary net position of the Authority's California Public Employees' Retirement system (CalPERS) plans (Plans) and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

M. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense) until then. The Authority has one item that qualifies for reporting in this category. This item relates to the outflows from changes in the net pension liability and is reportable in the Statement of Net Position.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The Authority has one item that qualifies for reporting in this category. This item relates to the inflows from changes in the net pension liability and is reportable in the Statement of Net Position.

N. Grant Revenues

Grant revenues are recognized when specified related expenses have been incurred. In other grant programs, monies are virtually unrestricted as to purpose of expenses and are only revocable for failure to comply with prescribed compliance requirements. These revenues are recognized at the time of receipt, or earlier if susceptible to accrual criteria is met. Cash received prior to incurrence of the related expense is recorded as unearned revenue.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Estimates

The preparation of basic financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

P. Implementation of Governmental Accounting Standards Board Statements (GASB)

The following Governmental Accounting Standards Board (GASB) Statement has been implemented, if applicable, in the current financial statements.

Statement No. 72, Fair Value Measurement and Application. This statement addresses accounting and financial reporting issues related to fair value measurements. This statement provides guidance for determining a fair value measurement and for applying fair value to certain investments and disclosures related to all fair value measurements.

Statement No. 73, Accounting and Financial Reporting for Pensions and Related Assets that are not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68. This statement establishes requirements for defined benefit pensions and defined contribution pensions that are not within the scope of Statement No. 68 as well as for the assets accumulated for purposes of providing those pensions.

Statement No. 76, The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments. This statement reduces the GAAP hierarchy to two categories of authoritative GAAP and addresses the use of authoritative and non-authoritative literature in the event that the accounting treatment for a transaction is not specified within a source of authoritative GAAP.

Statement No. 77, Tax Abatement Disclosures. This statement requires disclosure of tax abatement information about (1) a reporting government's own tax abatement agreements and (2) those that are entered into by other governments and that reduce the reporting government's tax revenue.

Statement No. 78, Pension Provided through Certain Multiple-Employer Defined Benefit Pension Plans. This statement establishes requirements for recognition and measurement of pension expense, expenditures, and liabilities; note disclosures; and required supplementary information for pensions that have certain characteristics.

Statement No. 79, Certain External Investment Pools and Pool Participants. This statement establishes criteria for an external investment pool to qualify for making the election to measure all of its investments at amortized cost for financial reporting purposes.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 2: CASH AND INVESTMENTS

A. Financial Statement Presentation

As of March 31, 2017, the Authority's cash and investments consisted of the following:

Cash:

Imprest cash	\$ 767
Deposits (less outstanding warrants)	<u>5,237,721</u>
Total Cash	<u>5,238,488</u>

Investments:

Local Agency Investment Fund	<u>767</u>
Total Investments	<u>767</u>
Total Cash and Investments	<u><u>\$ 5,239,255</u></u>

B. Cash

At year end, the carrying amount of the Authority's cash deposits (including amount in checking accounts and money market accounts) was \$5,237,721 and the bank balance was \$5,255,275. The difference between the bank balance and the carrying amount represents outstanding warrants and deposits in transit. In addition, the Authority had cash on hand of \$767.

Custodial Credit Risk for Deposits - Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the Authority will not be able to recover its deposits or collateral securities that are in the possession of an outside party. The Authority complies with the requirements of the California Government Code. Under this code, deposits of more than \$250,000 must be collateralized at 105 percent to 150 percent of the value of the deposit to guarantee the safety of the public funds. The first \$250,000 of the Authority's deposits are insured by the Federal Deposit Insurance Corporation (FDIC). Deposits more than the \$250,000 insured amount are collateralized. The Authority's investment policy does not further limit its deposits.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

C. Investments

The Authority's investment policy provides the basis for the management of a prudent, conservative investment program. Funds are invested to provide the maximum security of principal with secondary emphasis on achieving the highest return, while meeting daily cash flow needs. All investments are made in accordance with the Government Code and, in general, the investment policy is more restrictive than state law. Under the provisions of the Authority's investment policy the Authority may invest or deposit in the following:

- Local Agency bonds, US Treasury Obligations, State of California Obligations, CA Local Agency Obligations and US Agencies
- Banker's Acceptances
- Commercial Paper
- Negotiable Certificates of Deposit
- Repurchase Agreements
- Reverse Repurchase Agreements
- Medium Term Notes
- Mutual Funds as permitted by the Government Code
- Collateralized Bank Deposits
- Mortgage Pass-Through Securities
- Time Deposits
- Local Agency Investment Fund (LAIF)

The investment policy specifically allows investment in LAIF and any other investment allowed by the California Government Code with prior Board of Commissioners approval.

Fair Value Measurements - The Authority measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets;
- Level 2: Observable inputs other than quoted market prices; and,
- Level 3: Unobservable inputs

The Authority's position in external investment pools is in itself regarded as a type of investment and looking through to the underlying investments of the pool is not appropriate. Therefore, the Authority's investment in external investment pools are not recognized in the three-tiered fair value hierarchy described above.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

C. Investments (Continued)

At March 31, 2017, the Authority had the following recurring fair value measurements:

Investment Type	Fair Value	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
Investments by Fair Value Level				
None	\$ -	\$ -	\$ -	\$ -
Total Investments Measured at Fair Value	\$ -	\$ -	\$ -	\$ -
Investments in External Investment Pools				
Local Agency Investment Fund (LAIF)	767			
Total Investments	\$ 767			

Interest Rate Risk - Interest rate risk is the risk of loss due to the fair value of an investment falling due to interest rates rising. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. To limit exposure to fair value losses from increases in interest rates, the Authority's investment policy limits investment maturities to a term appropriate to the need for funds so as to permit the Authority to meet all projected obligations.

As of March 31, 2017, the Authority had the following investments:

Investment Type	Interest Rates	Maturities		Fair Value	Weighted Average Maturity (Years)
		0-1 year	1-5 years		
Pooled Investments					
Local Agency Investment Fund (LAIF)	Variable	\$ 767	\$ -	\$ 767	-
Total		\$ 767	\$ -	\$ 767	-

Credit Risk - Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Authority's investment policy sets specific parameters by type of investment to be met at the time of purchase. Presented below is the minimum rating required by (where applicable) the California Government Code, and the actual rating as of year end for each investment type.

Investment Type	Minimum Legal Rating	Standard & Poor's Rating	Moody's Rating	% of Portfolio
LAIF	N/A	Unrated	Unrated	100.00%
Total				100.00%

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

C. Investments (Continued)

Custodial Credit Risk - Custodial credit risk for investments is the risk that, in the event of the failure of a depository financial institution, the Authority will not be able to recover its deposits or collateral securities that are in the possession of an outside party. Custodial credit risk does not apply to a local government's indirect investments in securities through the use of mutual funds or government investment pools.

Concentration of Credit Risk - Concentration of credit risk is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer of securities. When investments are concentrated in one issuer, this concentration presents a heightened risk of potential loss. State law and the investment policy of the Authority contain limitations on the amount that can be invested in any one issuer. All investments of the Authority are in the Local Agency Investment Fund which contain a diversification of investments. The Authority's investment policy does not further limit the exposure to concentration of credit risk.

D. Investments in External Investment Pools

The Authority maintains an investment in the State of California Local Agency Investment Fund (LAIF), managed by the State Treasurer. This fund is not registered with the Securities and Exchange Commission as an investment company, but is required to invest according to California State Code. The Local Investment Advisory Board (Board) has oversight responsibility for LAIF. The Board consists of five members as designated by State Statute. At March 31, 2017, the Authority's investment in LAIF valued at amortized cost was \$767 and is the same as the value of the pool shares. There are no restrictions on withdrawal of funds. The total amount invested by all public agencies in LAIF on that day was \$67.7 billion. Of that amount, 97.76 percent is invested in non-derivative financial products and 2.24 percent in structured notes and asset-backed securities.

NOTE 3: INVESTMENT IN PARTNERSHIP

The Authority is a limited partner in Maple Park I, L.P. and Maple Park Phase 2, L.P. The Authority's share of profit, loss and capital is 0.001 percent and 0.001 percent respectively. Building Better Partnerships, Inc. is also a limited partner in Maple Park Phase 2, L.P., and its share of profit, loss and capital is 0.003 percent. At March 31, 2017, the Authority's investment in the partnerships was \$394,789.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 4: CAPITAL ASSETS

Capital assets activity for the year ended March 31, 2017, was as follows:

	<u>Balance</u> <u>April 1, 2016</u>	<u>Additions</u>	<u>Retirements/ Adjustments</u>	<u>Balance</u> <u>March 31, 2017</u>
Capital Assets, Not Being Depreciated:				
Land	\$ 4,238,509	\$ 90,070	\$ -	\$ 4,328,579
Construction in progress	<u>15,272</u>	<u>461,777</u>	<u>(2,705)</u>	<u>474,344</u>
Total Capital Assets, Not Being Depreciated	<u>4,253,781</u>	<u>551,847</u>	<u>(2,705)</u>	<u>4,802,923</u>
Capital Assets, Being Depreciated:				
Buildings and improvements	43,635,416	960,803	2,705	44,598,924
Equipment	<u>1,571,294</u>	<u>6,333</u>	<u>-</u>	<u>1,577,627</u>
Total Capital Assets, Being Depreciated	<u>45,206,710</u>	<u>967,136</u>	<u>2,705</u>	<u>46,176,551</u>
Less Accumulated Depreciation For:				
Buildings and improvements	(18,022,668)	(1,229,310)	-	(19,251,978)
Equipment	<u>(1,081,754)</u>	<u>(37,022)</u>	<u>-</u>	<u>(1,118,776)</u>
Total Accumulated Depreciation	<u>(19,104,422)</u>	<u>(1,266,332)</u>	<u>-</u>	<u>(20,370,754)</u>
Total Capital Assets, Being Depreciated, Net	<u>26,102,288</u>	<u>(299,196)</u>	<u>2,705</u>	<u>25,805,797</u>
Capital Assets, Net	<u>\$ 30,356,069</u>	<u>\$ 252,651</u>	<u>\$ -</u>	<u>\$ 30,608,720</u>

Depreciation

Depreciation expense was charged to the business-type functions as follows:

Public Housing	\$ 145,490
USDA	724,237
Business Activities	256,350
Housing Choice Vouchers	3,906
State/Local	103,348
Other Federal	<u>33,001</u>
Total Depreciation Expense	<u>\$ 1,266,332</u>

NOTE 5: UNEARNED REVENUE

At March 31, 2017, components of unearned revenue reported were as follows:

USDA	
Labor Housing grant monies received prior to completion of earnings requirements	\$ 1,920,155
Housing Choice Vouchers	
Housing Assistance payment received prior to completion of earnings requirements	<u>12,346</u>
Total	<u>\$ 1,932,501</u>

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 6: LONG-TERM LIABILITIES

The following is a summary of changes in long-term liabilities for the year ended March 31, 2017:

	<u>Balance</u> <u>April 1, 2016</u>	<u>Additions/</u> <u>Adjustments</u>	<u>Retirements/</u> <u>Adjustments</u>	<u>Balance</u> <u>March 31, 2017</u>	<u>Due Within</u> <u>One Year</u>
Compensated Absences	\$ 211,537	\$ 188,232	(\$ 158,312)	\$ 241,457	\$ 167,749
Revenue Bonds	2,260,461	-	(1,645,837)	614,624	21,934
Loans Payable	<u>11,948,979</u>	<u>1,135,000</u>	<u>(295,274)</u>	<u>12,788,705</u>	<u>320,739</u>
Total Long-Term Liabilities	<u>\$ 14,420,977</u>	<u>\$ 1,323,232</u>	<u>(\$2,099,423)</u>	<u>\$ 13,644,786</u>	<u>\$ 510,422</u>

Individual issues of debt payable outstanding at March 31, 2017, are as follows:

Revenue Bonds Payable:

Butte View Estate Bonds, issued in the amount of \$810,000 and payable in monthly payments of \$4,418 including interest at 5.14 percent and maturity of November 1, 2034. These bonds were used to finance the acquisition of the Butte View Estates apartment complex.	<u>\$ 614,624</u>
Total Revenue Bonds Payable	<u>614,624</u>

Loans Payable:

Rural Development Agency Loan, issued in the amount of \$290,000 and payable in monthly payments of \$863 including interest of 1 percent and maturity of October 1, 2026. This loan was used to finance rural development activities of the Richland Housing apartment complex.	113,955
Rural Development Agency Loan, issued in the amount of \$22,670 and payable in monthly payments of \$68 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Richland Housing apartment complex.	11,379
Rural Development Agency Loan, issued in the amount of \$7,466 and payable in monthly payments of \$22 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Richland Housing apartment complex.	3,748
Rural Development Agency Loan, issued in the amount of \$47,378 and payable in monthly payments of \$141 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Richland Housing apartment complex.	23,782
Rural Development Agency Loan, issued in the amount of \$2,902 and payable in monthly payments of \$9 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Richland Housing apartment complex.	1,457

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 6: LONG-TERM LIABILITIES (CONTINUED)

Loans Payable (Continued):

Rural Development Agency Loan, issued in the amount of \$4,875 and payable in monthly payments of \$15 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Richland Housing apartment complex.	2,447
Rural Development Agency Loan, issued in the amount of \$1,412,827 and payable in monthly payments of \$4,206 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Richland Housing apartment complex.	709,267
Rural Development Agency Loan, issued in the amount of \$139,644 and payable in monthly payments of \$416 including interest of 1 percent and maturity of October 1, 2032. This loan was used to finance rural development activities of the Richland Housing apartment complex.	70,097
Rural Development Agency Loan, issued in the amount of \$1,365,908 and payable in monthly installments of \$4,584 including interest of 1 percent and maturity on August 1, 2040. This loan was used to finance rural development activities of the Richland Housing apartment complex.	1,120,935
Rural Development Agency Loan, issued in the amount of \$3,000,000 and payable in monthly installments of \$9,168 including interest of 1 percent and maturity on August 1, 2042. This loan was used to finance rural development activities of the Richland Housing apartment complex.	2,435,893
Rural Development Agency Loan, issued in the amount of \$127,817 and payable in monthly installments of \$391 including interest of 1 percent and maturity on February 1, 2043. This loan was used to finance rural development activities of the Richland Housing apartment complex.	102,582
Rural Development Agency Loan, issued in the amount of \$311,897. Payments are deferred until maturity on December 1, 2043. This loan was used to finance the acquisition of the Centennial Arms apartment complex.	298,785
Rural Development Agency Loan, issued in the amount of \$634,023 and payable in monthly installments of \$1,346, including interest of 1.89 percent and maturity on December 1, 2043. This loan was used to finance the rehabilitation of the Centennial Arms apartment complex.	609,838
Rural Development Agency Loan, issued in the amount of \$549,801 and payable in monthly installments of \$1,165 including interest of 1 percent and maturity of November 1, 2043. This loan was used to finance the acquisition of the Butte View Estates apartment complex.	519,987
Umpqua Bank Loan, issued in the amount of \$576,000 and payable in monthly installments of \$3,392 including interest at 5.750 percent and maturity on February 15, 2040. The loan was used to finance the acquisitions of the Centennial Arms apartment complex.	520,646

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 6: LONG-TERM LIABILITIES (CONTINUED)

Loans Payable (Continued):

Tri Counties Bank Loan, issued in the amount of \$940,000 and payable in monthly installments of \$5,997, including interest of 5.75 percent and maturity on January 25, 2036. This loan was used to finance the acquisition of 1455 Butte House Road.	830,159
Tri Counties Bank Loan, issued in the amount of \$73,125 and payable in monthly installments of \$485 including interest of 5.00 percent and maturity on July 29, 2032. This loan was used to finance rehabilitation of Miles Market.	62,750
Umpqua Bank loan, issued in the amount of \$1,215,000 and payable in monthly interest only installments of 5.29 percent at the outstanding balance and maturity on October 21, 2019. The loan was used to finance the acquisition of properties related to the Trio program. As of March 31, 2015, \$1,015,937 in loan funds had been received.	979,989
City of Yuba City loan, issued in the amount of \$825,000. Interest is to accrue at the rate of 1 percent per annum. Payments are deferred unless there are sufficient residual receipts. The loan was used to finance the acquisition and rehabilitation of the Kingwood Commons complex.	825,000
River Valley Bank loan, issued in the amount of \$2,487,500 and payable in monthly installments of \$13,470 including interest of 5.00 percent and maturity of December 20, 2024. This loan was used to refinance the acquisition of the Kingwood Commons apartment complex.	2,411,009
River Valley Bank loan, issued in the amount of \$1,135,000 and payable in monthly installments of \$6,148 including interest of 4.40 percent to 4.44 percent and a maturity of March 15, 2027. This loan was used to refinance the acquisition of the Devonshire Apartments.	<u>1,135,000</u>
Total Loans Payable	<u>12,788,705</u>
Total Long-Term Liabilities	<u>\$ 13,403,329</u>

Following is a schedule of debt payment requirements to maturity for long-term debt, excluding the City of Yuba City loan in the amount of \$825,000 which has no established repayment schedule, compensated absences that have indefinite maturities, net pension liability which is reported in Note 9 and OPEB which is reported in Note 10.

Year Ended March 31	Revenue Bonds		
	Principal	Interest	Total
2018	\$ 21,934	\$ 31,080	\$ 53,014
2019	23,088	29,925	53,013
2020	24,304	28,740	53,044
2021	25,583	27,431	53,014
2022	26,929	26,085	53,014
2023-2027	157,454	107,615	265,069
2028-2032	203,485	61,584	265,069
2033-2035	<u>131,847</u>	<u>9,524</u>	<u>141,371</u>
Total	<u>\$ 614,624</u>	<u>\$ 321,984</u>	<u>\$ 936,608</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 6: LONG-TERM LIABILITIES (CONTINUED)

Year Ended March 31	Loans Payable		
	Principal	Interest	Total
2018	\$ 617,470	\$ 324,201	\$ 941,671
2019	331,025	314,177	645,202
2020	1,257,078	287,813	1,544,891
2021	322,646	249,704	572,350
2022	325,298	242,441	567,739
2023-2027	4,567,916	861,489	5,429,405
2028-2032	1,479,701	421,150	1,900,851
2033-2037	1,265,586	250,339	1,515,925
2038-2042	883,741	126,878	1,010,619
2043-2047	913,244	536,713	1,449,957
Total	<u>\$ 11,963,705</u>	<u>\$ 3,614,905</u>	<u>\$ 15,578,610</u>

NOTE 7: NET POSITION

The proprietary fund financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

- **Net investment in capital assets** - consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- **Restricted net position** - consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- **Unrestricted net position** - all other net position that does not meet the definition of "restricted" or "net investment in capital assets".

Net Position Flow Assumption

When a government funds outlays for a particular purpose from both restricted and unrestricted resources, a flow assumption must be made about the order in which the resources are considered to be applied. When both restricted and unrestricted net position are available, it is considered that restricted resources are used first, followed by the unrestricted resources.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 8: PENSION PLANS

A. General Information about the Pension Plans

Plan Description

The Authority contributes to the California Public Employees Retirement System (CalPERS), a cost-sharing multiple-employer public employee defined benefit pension plan. PERS provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. PERS acts as a common investment and administrative agent for participating public entities within the State of California. Benefit provisions and all other requirements are established by statute. Copies of PERS' annual financial report may be obtained on the CalPERS website.

Effective January 1, 2013, the Authority added retirement tiers for the Miscellaneous Plan for new employees as required under the Public Employee Pension Reform Act (PEPRA). New employees hired on or after January 1, 2013 will be subject to new, lower pension formulas, caps on pensionable income levels and new definitions of pensionable income. In addition, new employees will be required to contribute half of the total normal cost of the pension benefit unless impaired by an existing Memorandum of Understanding.

Summary of Plans and Eligible Participants

Open for New Enrollment	
Miscellaneous PEPRA	Miscellaneous members hired on or after January 1, 2013
Closed to New Enrollment	
Miscellaneous	Miscellaneous members hired before January 1, 2013

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. Retirement benefits are paid monthly for life. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

Each Plan's specific provisions and benefits in effect at March 31, 2017, are summarized as follows:

	<u>Benefit Formula</u>	<u>Retirement Age</u>	<u>Monthly Benefits as a % of Eligible Compensation</u>
Miscellaneous	2.0% @ 55	50-60	2.0% to 2.7%
Miscellaneous PEPRA	2.0% @ 62	50-62	1.0% to 2.5%

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 8: PENSION PLANS (CONTINUED)

A. General Information about the Pension Plans (Continued)

Contributions

Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for all Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The Authority is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

	<u>Employer Contribution Rates</u>	<u>Employee Contribution Rates</u>	<u>Employer Paid Member Contribution Rates</u>
Miscellaneous	8.880%	7.000%	0.000%
Miscellaneous PEPRA	6.555%	6.250%	0.000%

For the year ended March 31, 2017, the contributions recognized as part of pension expense for each Plan were as follows:

	<u>Contributions-Employer</u>	<u>Contributions-Employee (Paid by Employer)</u>
Miscellaneous	\$ 313,684	\$ -

B. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

The Authority's net pension liability for each Plan is measured as the proportionate share of the net pension liability. The net pension liability of each of the Plans is measured as of June 30, 2016, and the total pension liability for each Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2015 rolled forward to June 30, 2016 using standard update procedures. The Authority's proportion of the net pension liability was based on a projection of the Authority's long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined. The Authority's proportionate share of the net pension liability for each Plan as of June 30, 2015 and 2016 was as follows:

	<u>Proportion June 30, 2015</u>	<u>Proportion June 30, 2016</u>	<u>Change - Increase (Decrease)</u>
Miscellaneous	.02076%	.05707%	.03631%

As of March 31, 2017, the Authority reported net pension liabilities for its proportionate shares of the net pension liability of each Plan as follows:

	<u>Proportionate Share of Net Pension Liability</u>
Miscellaneous	\$ 1,842,723
Total Net Pension Liability	\$ 1,842,723

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 8: PENSION PLANS (CONTINUED)

B. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

For the year ended March 31, 2017, the Authority recognized pension expense of \$313,684. At March 31, 2017, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	\$ 130,205	\$ -
Change in assumptions	-	(80,919)
Difference between expected and actual experience	6,593	-
Differences between projected and actual earnings on pension plan investments	421,149	-
Difference between Authority contributions and proportionate share of contributions	107,723	-
Adjustment due to differences in proportions	13,674	-
Total	\$ 679,344	(\$ 80,919)

\$130,205 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended March 31, 2018. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year Ended March 31	
2018	\$ 76,919
2019	82,916
2020	199,413
2021	108,972
Thereafter	-
Total	\$ 468,220

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 8: PENSION PLANS (CONTINUED)

B. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

Actuarial Assumptions

The total pension liabilities in the June 30, 2016 actuarial valuations were determined using the following actuarial assumptions:

Valuation Date	June 30, 2015
Measurement Date	June 30, 2016
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	7.65%
Inflation	2.75%
Salary Increases	Varies by entry age and service
Mortality	Derived using CalPERS membership data for all funds
Post-Retirement Benefit Increase	Contract COLA up to 2.75% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.75% thereafter

The underlying mortality assumptions and all other actuarial assumptions used in the June 30, 2015 valuation were based on the results of a January 2015 actuarial experience study for the period 1997 to 2011 including updates to salary increase, mortality and retirement rates. Further details of the Experience Study can be found on the CalPERS website.

Discount Rate

The discount rate used to measure the total pension liability was 7.65 percent for each Plan. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 7.65 percent discount rate is appropriate and the use of the municipal bond rate calculation is not necessary. The long term expected discount rate of 7.65 percent is applied to all plans in the Public Employees Retirement Fund (PERF). The stress test results are presented in a detailed report called "GASB Crossover Testing Report" that can be obtained at the CalPERS website under the GASB 68 section.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 8: PENSION PLANS (CONTINUED)

B. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

Discount Rate (Continued)

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, expected compound returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These rates of return are net of administrative expenses.

<u>Asset Class</u>	<u>Current Target Allocation</u>	<u>Real Return Years 1 - 10(a)</u>	<u>Real Return Years 11+(b)</u>
Global Equity	51.0%	5.25%	5.71%
Global Fixed Income	20.0%	0.99%	2.43%
Inflation Assets	6.0%	0.45%	3.36%
Private Equity	10.0%	6.83%	6.95%
Real Estate	10.0%	4.50%	5.13%
Infrastructure and Forestland	2.0%	4.50%	5.09%
Liquidity	<u>1.0%</u>	-0.55%	-1.05%
Total	<u>100%</u>		

(a) An expected inflation of 2.5% used for this period

(b) An expected inflation of 3.0% used for this period

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the Authority's pools of net pension liability for each Plan as of the measurement date, calculated using the discount rate for each Plan, as well as what the Authority's pools net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	<u>1% Decrease 6.65%</u>	<u>Discount Rate 7.65%</u>	<u>1% Increase 8.65%</u>
Miscellaneous	\$ 3,819,396	\$ 1,842,722	\$ 1,321,029

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 8: PENSION PLANS (CONTINUED)

B. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

NOTE 9: OTHER POSTEMPLOYMENT BENEFITS (OPEB)

A. Plan Description

Retirees of the Authority have an option to purchase medical coverage from a variety of providers. One option for medical coverage is the multiple-employer CalPERS Healthcare (PEMHCA) plan. If the employee selects the PEMHCA option, there is a requirement that the Authority pay a monthly contribution amount. The contribution levels are set in statute.

B. Funding Policy

The Authority has elected to calculate the ARC and related information using the alternative measurement method permitted by GASB 45 for employers in plans with fewer than one hundred total plan members. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and to amortize any unfunded actuarial liabilities over a period not to exceed thirty years.

GASB 45 does not require pre-funding of OPEB benefits. Therefore, the Authority's funding policy is to continue to pay healthcare premiums for retirees as they fall due. The Authority has elected not to establish an irrevocable trust at this time. The Board of Commissioners reserves the authority to review and amend this funding policy from time to time, in order to ensure that the funding policy continues to best suit the circumstances of the Authority.

C. Annual OPEB Cost and Net OPEB Obligation

The Authority's annual other postemployment benefits (OPEB) cost (expense) is calculated based on the annual required contribution of the employer (ARC). The following table shows the components of the Authority's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in its net OPEB obligation to the Retiree Health Plan:

Annual Required Contribution	\$ 120,003
Contributions Made	<u>16,189</u>
Increase in Net OPEB Obligation	103,814
Net OPEB Obligation - Beginning of Year	<u>550,340</u>
Net OPEB Obligation - End of Year	<u>\$ 654,154</u>

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 9: OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

C. Annual OPEB Cost and Net OPEB Obligation (Continued)

The Authority's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for the current and prior fiscal years is as follows:

<u>Fiscal Year Ended</u>	<u>Annual OPEB Cost</u>	<u>Percentage of Annual OPEB Cost Contributed</u>	<u>Net OPEB Obligation</u>
March 31, 2015	\$ 76,822	10.60%	\$ 479,142
March 31, 2016	80,802	11.89%	550,340
March 31, 2017	103,814	13.49%	654,154

D. Funded Status and Funding Progress

As of April 1, 2016, the present value of the actuarial accrued liability for benefits was \$865,668, all of which was unfunded. The covered payroll (annual payroll of employees covered by the plan) was \$1,987,843 and the ratio to the unfunded liability to the covered payroll was 43.6 percent.

The projection of future benefit payments for an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrences of events far into the future. Examples include assumptions about future employment, mortality and healthcare cost trends. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer as subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress presents multiyear trend information about whether the actuarial value of plan assets are increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

E. Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The methods and assumptions used include techniques that are designed to reduce the effects of short term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

The following simplifying assumptions were made:

Actuarial Cost Method - The valuation was completed using the Projected Unit Credit (PIC) allocation method. The projected benefit for each employee is treated as if it is earned ratably over the employee's period of service from the date of hire to the expected retirement date. The service cost for the plan in a given year is the sum of the costs of the benefits earned by each employee during that year. Under the PUC method, the service cost at the time of adoption of accrual accounting is the same as it would have been if accrual accounting had occurred in the past. The amount that would have been built up through past funding is called the Actuarial Accrued Liability. This is sometimes referred to as the past service liability.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 9: OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

E. Methods and Assumptions (Continued)

Valuation Date - The valuation date is March 1, 2017. This date is the starting point from which current health premium costs are increased according to the assumed annual rates of health care cost trend. RHASNC's census is projected from the valuation date to the date of the final benefit payment for each employee and retiree on the census. After calculating future costs for the projected retiree and dependent population, all liabilities are discounted back to the valuation date to obtain the present value of future costs. Finally, the results were "rolled back" (small negative actuarial adjustment) actuarially to April 1, 2016 to coincide with RHASNC's fiscal year.

Amortization Methodology - This valuation is based on amortization of the Unfunded Actuarial Accrued Liability as a level dollar amount. We assumed that there are 23 years of amortization remaining as of April 1, 2016.

Discount Rate - A discount rate is required to calculate the present value of future benefit payments which are used to determine financial statement expense. GASB Statement No. 45 specifies that the selected rate should be "the long-term investment yield on investments that are expected to be used to finance the payment of benefits". RHASNC does not prefund and assumes the long-term return on internal investments will be 4.50 percent per annum. As a result, RHASNC has selected a 4.50 percent discount rate to measure costs under GASB45.

Plan Assets - RHASNC has reported no plan assets as of April 1, 2016.

Health Care Trend - The rate of increase in per capita health care costs is commonly referred to as the health care trend rate.

Based on our extensive experience with postemployment health plans, we selected the following annual trend rates for CalPERS premiums for use in this valuations which start at 8.00 percent in January 1, 2018 and reduce annually to 5.00 percent on January 1, 2030.

The initial trend rate assumption represents an estimate of short term cost increases based on recent health care marketplace experience, and taking into consideration the cost characteristics of plans available to RHASNC retirees. This assumption implies that the ultimate trend rate should be related to the expected long-term growth in the economy.

Therefore, we assume the ultimate rate to be comprised of real growth in per capita GDP, long-term growth attributable to technology innovations, and the assumed long-term inflation rate. The initial trend is assumed to decrease ratably to this ultimate rate over time.

Administrative Expenses - We did not include administrative expenses in this valuation, other than those built into premiums.

Per Capita Health Plan Costs - Estimates of retiree health benefit obligations are normally based on current year costs. The average per capita cost and current plan population are projected into the future to estimate the cost of future benefits.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 9: OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

E. Methods and Assumptions (Continued)

CalPERS has indicated that its medical program is a “community rate” plan as described in GASB 45. This means that all participating employers located in the same region pay the same premium rates even though older employees and early retirees generally have higher medical costs than younger employees.

Due to the small size of the retiree population, the per capita claims were developed using the age adjusted premiums for the current CalPERS population. These premiums are assumed to include administrative costs. The premiums for CalPERS are based on community-rated claims experience by region for all CalPERS member agencies.

Age-Adjusted Costs - The gender distinct age morbidity factors for pre- and post-Medicare morbidity were developed by CalPERS based on 2013 data. CalPERS developed these tables for use in complying with ASOP 6. Table 4-2 illustrates the age-graded premiums based on the premiums (weighted by current retiree selection rates) and the male and female morbidity factors that were provided by CalPERS for PPO plans. Because nearly all plan participants elected PPO plans, we used PPO morbidity factors for everyone.

Demographic Assumptions - In estimating this obligation, a number of demographic assumptions are needed. The retirement, mortality and termination rates used in this valuation were used in the 2013 California PERS pension valuations.

Withdrawal - We used withdrawal rates that match those used in the 2013 California PERS Public Agency retirement plan valuations.

Disability - Because of the anticipated low incidence of disability retirements we did not value disability retirement.

Retirement Rates - We used the retirement rates that match those used in the most recent California PERS retirement plan valuations.

For April 1, 2014 valuation, the 2010 California PERS Miscellaneous retirement rates were used.

Mortality - The mortality rates used in this valuation are those used in the most recent California PERS pension valuations.

For the April 1, 2014 valuation, the 2010 California PERS mortality rates were used with a generational projection using Projection Scale AA.

Percentage of Retirees with Dependents - Current and future retirees were valued based on their enrollment status as of the valuation date.

Spouse Age Difference - Males are assumed to be three years older than their spouses.

Health Plan Participation - 100 percent of eligible employees are assumed to enroll in the post-retirement medical plan.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2017

NOTE 9: OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

F. Plan For Funding

On an ongoing basis, the Authority will be reviewing its assumptions, comparing them against actual experience and recalculating the needed funding with the goal of paying for postemployment benefits out of interest earned on designated funds.

NOTE 10: RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority joined together with other housing authorities to participate in the Housing Authority Risk Retention Pool (HARRP). This joint venture is a public entity risk pool which serves as a common risk management and insurance program for property and liability coverage for 86 housing authority members. The Authority has also joined together with other housing authorities to participate in the California Housing Worker's Compensation Authority. This joint venture is a public entity risk pool which serves as a common risk management and insurance program for workers' compensation coverage for 31 housing authority members.

The Authority pays an annual premium to both of these joint ventures for its insurance coverage. The agreements with the joint ventures provide that they will be self-sustaining through member premiums and will reinsure through commercial companies for excess coverage.

There were no claims liability to be reported based on the requirements of Government Accounting Standards Board Statement No. 10, which requires that a liability for claims be reported if information prior to the issuance of the financial statements indicated that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably determined.

NOTE 11: OTHER INFORMATION

A. Contingent Liabilities

The Authority has signed agreements to construct various capital improvements subsequent to March 31, 2017. The balance owed on the commitments at March 31, 2017, was approximately \$1,011,448.

The Housing Authority has received funds from various federal, state and local grant programs. It is possible that at some future date it may be determined that the Authority was not in compliance with applicable grant requirements. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although the Authority does not expect such disallowed amount, if any, to materially affect the financial statements.

B. Subsequent Events

Management has evaluated events subsequent to March 31, 2017 through July 31, 2017, the date on which the financial statements were available for issuance. Management has determined no subsequent events requiring disclosure have occurred.

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Required Supplementary Information
(Unaudited)

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Required Supplementary Information
Authority Pension Plan
Schedule of Proportionate Share of the Net Pension Liability
For the Year Ended March 31, 2017
Last 10 Years*

Measurement Date	2015	2016
Miscellaneous Plan		
Proportion of the net pension liability	0.02076%	0.02130%
Proportionate share of the net pension liability	\$ 1,424,797	\$ 1,842,723
Covered employee payroll	1,640,583	2,073,870
Proportionate share of the net pension liability as a percentage of covered employee payroll	86.85%	88.85%
Plan fiduciary net position as a percentage of the total pension liability	81.54%	77.57%

* The Authority implemented GASB 68 for fiscal year March 31, 2016, therefore only two years are shown.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Required Supplementary Information
Authority Pension Plan
Schedule of Contributions
For the Year Ended March 31, 2017
Last 10 Years*

	<u>2016</u>	<u>2017</u>
Miscellaneous Plan		
Contractually required contribution (actuarially determined)	\$ 313,684	\$ 130,205
Contributions in relation to the actuarially determined contributions	<u>(313,684)</u>	<u>(130,205)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>
Covered employee payroll	\$ 1,689,800	\$ 1,578,430
Contributions as a percentage of covered employee payroll	18.56%	8.25%

* The Authority implemented GASB 68 for fiscal year March 31, 2016, therefore only two years are shown.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Required Supplementary Information
Notes to Authority Pension Plan
For the Year Ended March 31, 2017

NOTE 1: SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Change of assumptions: None.

NOTE 2: SCHEDULE OF CONTRIBUTIONS

Methods and assumptions used to determine the contribution rates for the Miscellaneous Plans were as follows:

Valuation Date	June 30, 2014
Actuarial cost method	Entry Age Normal
Amortization method/period	For details, see June 30, 2014 Funding Valuation Report
Asset valuation method	Market Value
Inflation	2.75%
Salary increases	Varies depending on age, service, and type of employment
Investment rate of return	7.50%, net of pension plan investment and administrative expense, including inflation
Retirement age	The probabilities of retirement are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Required Supplementary Information
Authority OPEB Plan
Schedule of Funding Progress
For the Year Ended March 31, 2017

SCHEDULE OF FUNDING PROGRESS

The table below shows a three year analysis of the actuarial value of assets as a percentage of the actuarial accrued liability and the unfunded actuarial accrued liability as a percentage of the annual covered payroll as of March 31, 2014, 2015, and 2016 for the Authority Other Postemployment Benefit Plan.

<u>Actuarial Valuation Date</u>	<u>Value of Assets (AVA)</u>	<u>Actuarial Accrued Liability (AAL)</u>	<u>Actuarial Unfunded AAL (UAAL)</u>	<u>Funded Ratio</u>	<u>Covered Payroll</u>	<u>UAAL as a % of Covered Payroll</u>
March 31, 2014	\$ 0	\$ 858,292	\$ 858,292	0.0%	\$ 1,545,119	55.5%
March 31, 2015	0	814,604	814,604	0.0%	1,723,067	47.3%
March 31, 2016	0	865,668	865,668	0.0%	1,987,843	43.6%

Supplementary Information

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Combining Schedules - Enterprise Fund

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Program Net Position
Enterprise Fund
March 31, 2017

	<u>Public Housing</u>	<u>USDA</u>	<u>Business Activities</u>
ASSETS			
Current Assets:			
Cash and investments	\$ 807,960	\$ 1,866,323	\$ 3,964
Receivables:			
Tenants, net	9,614	22,083	9,866
Operating reimbursement	-	-	27,697
Other	-	-	-
Due from other funds	-	1,050,528	88,171
Loans receivable	-	-	434,000
Investment in partnership	319,900	-	74,889
Total Current Assets	<u>1,137,474</u>	<u>2,938,934</u>	<u>638,587</u>
Restricted Assets:			
Cash and investments	-	970,836	-
Total Restricted Assets	<u>-</u>	<u>970,836</u>	<u>-</u>
Capital Assets:			
Nondepreciable assets	340,873	401,137	2,680,330
Depreciable assets, net	2,584,885	14,703,204	5,032,856
Total Capital Assets	<u>2,925,758</u>	<u>15,104,341</u>	<u>7,713,186</u>
Total Assets	<u>4,063,232</u>	<u>19,014,111</u>	<u>8,351,773</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred pension adjustments	168,885	157,200	116,371
Total Deferred Outflows of Resources	<u>168,885</u>	<u>157,200</u>	<u>116,371</u>

Continued (Page 1 of 2)

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Housing Choice Vouchers	State/ Local	Other Federal	Totals
\$ 552,906	\$ 454,309	\$ 9,216	\$ 3,694,678
7,776	25	6,832	56,196
4,002	156,450	121,963	310,112
31,938	-	-	31,938
-	-	-	1,138,699
-	-	-	434,000
-	-	-	394,789
<u>596,622</u>	<u>610,784</u>	<u>138,011</u>	<u>6,060,412</u>
<u>136,907</u>	<u>-</u>	<u>-</u>	<u>1,107,743</u>
<u>136,907</u>	<u>-</u>	<u>-</u>	<u>1,107,743</u>
-	781,390	599,193	4,802,923
37,076	2,566,755	881,021	25,805,797
<u>37,076</u>	<u>3,348,145</u>	<u>1,480,214</u>	<u>30,608,720</u>
<u>770,605</u>	<u>3,958,929</u>	<u>1,618,225</u>	<u>37,776,875</u>
<u>163,587</u>	<u>50,339</u>	<u>22,962</u>	<u>679,344</u>
<u>163,587</u>	<u>50,339</u>	<u>22,962</u>	<u>679,344</u>

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Program Net Position
Enterprise Fund
March 31, 2017

	<u>Public Housing</u>	<u>USDA</u>	<u>Business Activities</u>
LIABILITIES			
Current Liabilities:			
Accounts payable	\$ 38,055	\$ 100,951	\$ 29,076
Accrued interest	-	-	115,500
Prepaid tenant rent	3,669	10,333	4,269
Accrued salaries and benefits	13,166	16,324	7,970
Security deposits payable	47,616	35,721	28,445
Escrow deposits payable	-	-	-
Unearned revenue	-	1,920,155	-
Due to other funds	-	-	770,493
Compensated absences payable	41,705	38,826	28,729
Bonds payable	-	21,934	-
Loans payable	-	211,534	86,890
Total Current Liabilities	<u>144,211</u>	<u>2,355,778</u>	<u>1,071,372</u>
Noncurrent Liabilities:			
Net pension liability	458,101	426,406	315,658
OPEB liability	162,633	151,406	112,030
Compensated absences - net of current portion	18,325	17,060	12,623
Bonds payable - net of current portion	-	592,690	-
Loans payable - net of current portion	-	6,333,264	5,022,017
Total Noncurrent Liabilities	<u>639,059</u>	<u>7,520,826</u>	<u>5,462,328</u>
Total Liabilities	<u>783,270</u>	<u>9,876,604</u>	<u>6,533,700</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred pension adjustments	20,116	18,725	13,862
Total Deferred Inflows of Resources	<u>20,116</u>	<u>18,725</u>	<u>13,862</u>
NET POSITION			
Net investment in capital assets	2,925,758	7,944,919	2,604,279
Restricted for:			
Neighborhood stabilization	-	-	-
Unrestricted	502,973	1,331,063	(683,697)
Total Net Position	<u>\$ 3,428,731</u>	<u>\$ 9,275,982</u>	<u>\$ 1,920,582</u>

Continued (Page 2 of 2)

Housing Choice Vouchers	State/ Local	Other Federal	Totals
\$ 22,573	\$ 8,166	\$ 147,670	\$ 346,491
-	-	-	115,500
1,856	153	328	20,608
10,095	5,445	1,913	54,913
100	12,166	9,041	133,089
136,907	-	-	136,907
12,346	-	-	1,932,501
-	35,500	332,706	1,138,699
40,403	12,423	5,663	167,749
-	-	-	21,934
-	-	22,315	320,739
<u>224,280</u>	<u>73,853</u>	<u>519,636</u>	<u>4,389,130</u>
443,728	136,546	62,284	1,842,723
157,558	48,443	22,084	654,154
17,753	5,459	2,488	73,708
-	-	-	592,690
-	-	1,112,685	12,467,966
<u>619,039</u>	<u>190,448</u>	<u>1,199,541</u>	<u>15,631,241</u>
<u>843,319</u>	<u>264,301</u>	<u>1,719,177</u>	<u>20,020,371</u>
<u>19,485</u>	<u>5,996</u>	<u>2,735</u>	<u>80,919</u>
<u>19,485</u>	<u>5,996</u>	<u>2,735</u>	<u>80,919</u>
37,076	3,348,145	345,214	17,205,391
-	221,480	-	221,480
34,312	169,346	(425,939)	928,058
<u>\$ 71,388</u>	<u>\$ 3,738,971</u>	<u>\$ (80,725)</u>	<u>\$ 18,354,929</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Program Revenues, Expenses, and Changes in Net Position
Enterprise Fund
For the Year Ended March 31, 2017

	<u>Public Housing</u>	<u>USDA</u>	<u>Business Activities</u>
OPERATING REVENUES			
Dwelling rents	\$ 673,975	\$ 1,127,288	\$ 648,036
Housing assistance payments revenue and fees	-	-	-
Other tenant revenue	52,225	22,166	139,829
Other revenue	240	8,879	844,551
Total Operating Revenues	<u>726,440</u>	<u>1,158,333</u>	<u>1,632,416</u>
OPERATING EXPENSES			
Administrative	644,771	322,923	203,828
Tenant services	27,332	36,240	24,912
Utilities	206,502	300,531	105,085
Maintenance	373,653	848,737	458,855
Protective services	11,585	19,548	4,267
Insurance premiums	25,424	39,684	12,483
Other general expenses	86,554	38,057	19,004
Housing assistance payments	-	-	-
Depreciation	145,490	724,237	256,350
Total Operating Expenses	<u>1,521,311</u>	<u>2,329,957</u>	<u>1,084,784</u>
Operating Income (Loss)	<u>(794,871)</u>	<u>(1,171,624)</u>	<u>547,632</u>
NON-OPERATING REVENUES (EXPENSES)			
Intergovernmental revenue	619,951	1,436,803	657,031
Partnership revenue (expense)	20	-	74,889
Interest income	302	3,063	572
Interest expense	-	(135,182)	(236,399)
Total Non-operating Revenue (Expenses)	<u>620,273</u>	<u>1,304,684</u>	<u>496,093</u>
Income (Loss) Before Transfers	<u>(174,598)</u>	<u>133,060</u>	<u>1,043,725</u>
Transfers	-	-	(111,542)
Change in Net Position	<u>(174,598)</u>	<u>133,060</u>	<u>932,183</u>
Total Net Position - Beginning	<u>3,603,329</u>	<u>9,142,922</u>	<u>988,399</u>
Total Net Position - Ending	<u>\$ 3,428,731</u>	<u>\$ 9,275,982</u>	<u>\$ 1,920,582</u>

Housing Choice Vouchers	State/ Local	Other Federal	Totals
\$ -	\$ 236,950	\$ 248,923	\$ 2,935,172
10,651,644	-	-	10,651,644
-	3,292	4,600	222,112
149,663	23,430	4,339	1,031,102
<u>10,801,307</u>	<u>263,672</u>	<u>257,862</u>	<u>14,840,030</u>
579,498	199,551	58,303	2,008,874
75,983	61,057	31,509	257,033
7,934	117,911	56,608	794,571
274,063	229,730	71,932	2,256,970
-	-	-	35,400
8,471	11,963	2,832	100,857
320,512	74,443	2,987	541,557
9,121,165	-	-	9,121,165
3,906	103,348	33,001	1,266,332
<u>10,391,532</u>	<u>798,003</u>	<u>257,172</u>	<u>16,382,759</u>
<u>409,775</u>	<u>(534,331)</u>	<u>690</u>	<u>(1,542,729)</u>
-	545,789	361,336	3,620,910
-	-	-	74,909
279	241	3,496	7,953
-	-	(82,718)	(454,299)
<u>279</u>	<u>546,030</u>	<u>282,114</u>	<u>3,249,473</u>
410,054	11,699	282,804	1,706,744
-	111,542	-	-
410,054	123,241	282,804	1,706,744
<u>(338,666)</u>	<u>3,615,730</u>	<u>(363,529)</u>	<u>16,648,185</u>
<u>\$ 71,388</u>	<u>\$ 3,738,971</u>	<u>\$ (80,725)</u>	<u>\$ 18,354,929</u>

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Program Cash Flows
Enterprise Fund
For the Year Ended March 31, 2017

	Public Housing	USDA	Business Activities
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	\$ 731,144	\$ 1,202,289	\$ 1,196,188
Housing assistance payments on behalf of tenants	-	-	-
Payments to suppliers	(702,533)	(970,046)	(454,241)
Payments to employees	(570,089)	(679,881)	(283,450)
Net Cash Provided (Used) by Operating Activities	(541,478)	(447,638)	458,497
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Intergovernmental revenues received	619,951	1,362,312	55,175
Transfers from other funds	-	-	-
Transfers to other funds	-	-	(111,542)
Interfund loans received	-	-	770,493
Interfund loans made	-	(1,050,528)	(88,171)
Interfund loans repaid	(298,900)	(1,148,788)	(2,058,858)
Interfund loan repayments received	440,141	1,199,205	1,164,760
Net Cash Provided (Used) by Noncapital Financing Activities	761,192	362,201	(268,143)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition of capital assets	(23,774)	(506,063)	-
Proceeds of debt	-	-	-
Principal paid on debt	-	(233,106)	(83,006)
Interest paid on debt	-	(129,326)	(228,149)
Net Cash Provided (Used) by Capital and Related Financing Activities	(23,774)	(868,495)	(311,155)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	301	(2,793)	574
Net Cash Provided (Used) by Investing Activities	301	(2,793)	574
Net Increase (Decrease) in Cash and Cash Equivalents	196,241	(956,725)	(120,227)
Balances - Beginning	611,719	3,793,884	124,191
Balances - Ending	\$ 807,960	\$ 2,837,159	\$ 3,964

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Housing Choice Vouchers	State/ Local	Other Federal	Totals
\$ 208,474	\$ 268,059	\$ 258,697	\$ 3,864,851
10,651,644	-	-	10,651,644
(9,777,430)	(776,339)	(120,946)	(12,801,535)
(620,542)	(248,936)	(61,009)	(2,463,907)
<u>462,146</u>	<u>(757,216)</u>	<u>76,742</u>	<u>(748,947)</u>
-	757,179	241,273	3,035,890
-	115,069	-	115,069
-	(3,527)	-	(115,069)
-	35,500	332,706	1,138,699
-	-	-	(1,138,699)
(12,420,665)	(56,103)	-	(15,983,314)
<u>12,420,665</u>	<u>227,840</u>	<u>167,465</u>	<u>15,620,076</u>
-	<u>1,075,958</u>	<u>741,444</u>	<u>2,672,652</u>
-	-	(250,028)	(779,865)
-	-	1,135,000	1,135,000
-	-	(1,625,000)	(1,941,112)
-	-	(82,718)	(440,193)
-	-	(822,746)	(2,026,170)
<u>278</u>	<u>237</u>	<u>3,495</u>	<u>2,092</u>
<u>278</u>	<u>237</u>	<u>3,495</u>	<u>2,092</u>
462,424	318,979	(1,065)	(100,373)
<u>227,389</u>	<u>135,330</u>	<u>10,281</u>	<u>4,902,794</u>
<u>\$ 689,813</u>	<u>\$ 454,309</u>	<u>\$ 9,216</u>	<u>\$ 4,802,421</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Program Cash Flows
Enterprise Fund
For the Year Ended March 31, 2017

	<u>Public Housing</u>	<u>USDA</u>	<u>Business Activities</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating income (loss)	\$ (794,871)	\$ (1,171,624)	\$ 547,632
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	145,490	724,237	256,350
Decrease (increase) in:			
Accounts receivable - tenants, net	1,569	36,578	144
Accounts receivable - operating reimbursement	-	-	(2,617)
Accounts receivable - other	-	-	-
Prepaid costs	-	1,424	-
Loans receivable	-	-	(434,000)
Pension adjustments - deferred outflows of resources	(76,607)	(63,749)	(68,096)
Increase (decrease) in:			
Accounts payable	(22,622)	(49,009)	(8,686)
Prepaid tenant rent	716	5,100	(490)
Accrued salaries and benefits	952	1,758	2,805
Security deposits payable	2,419	2,278	735
Escrow deposits payable	-	-	-
Unearned revenue	-	-	-
Pension adjustments - deferred inflows of resources	(19,110)	(21,000)	(6,659)
Net pension liability	153,436	117,868	156,273
OPEB liability	55,918	(8,805)	(18,265)
Compensated absences payable	11,232	(22,694)	33,371
Net Cash Provided (Used) by Operating Activities	<u>\$ (541,478)</u>	<u>\$ (447,638)</u>	<u>\$ 458,497</u>

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Housing Choice Vouchers	State/ Local	Other Federal	Totals
\$ 409,775	\$ (534,331)	\$ 690	\$ (1,542,729)
3,906	103,348	33,001	1,266,332
(3,743)	5,008	2,010	41,566
33,836	-	-	31,219
(6,911)	-	-	(6,911)
-	-	-	1,424
-	-	-	(434,000)
(39,459)	16,108	(16,058)	(247,861)
2,105	(278,965)	(983)	(358,160)
1,855	(72)	(136)	6,973
(5,601)	839	332	1,085
-	(484)	(1,039)	3,909
26,725	-	-	26,725
12,346	-	-	12,346
(24,761)	(22,277)	(200)	(94,007)
25,389	(83,048)	39,489	409,407
13,546	47,863	13,558	103,815
13,138	(11,205)	6,078	29,920
<u>\$ 462,146</u>	<u>\$ (757,216)</u>	<u>\$ 76,742</u>	<u>\$ (748,947)</u>

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Combining Schedules - Public Housing

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Net Position
Public Housing
March 31, 2017

	<u>Richland Housing</u>	<u>River City Manor</u>	<u>Senior Village</u>
ASSETS			
Current Assets:			
Cash and investments	\$ 1,126,602	\$ (92,202)	\$ (234,089)
Receivables:			
Tenants, net	8,171	302	1,141
Investment in partnership	-	-	-
Total Current Assets	<u>1,134,773</u>	<u>(91,900)</u>	<u>(232,948)</u>
Noncurrent Assets:			
Nondepreciable assets	115,017	137,570	88,286
Depreciable assets, net	2,257,315	142,025	185,545
Total Noncurrent Assets	<u>2,372,332</u>	<u>279,595</u>	<u>273,831</u>
Total Assets	<u>3,507,105</u>	<u>187,695</u>	<u>40,883</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred pension adjustments	-	-	-
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>
LIABILITIES			
Current Liabilities:			
Accounts payable	28,781	1,758	7,516
Prepaid tenant rent	2,783	162	724
Accrued salaries and benefits	7,208	3,028	2,930
Security deposits payable	30,174	5,881	11,561
Compensated absences payable	-	-	-
Total Current Liabilities	<u>68,946</u>	<u>10,829</u>	<u>22,731</u>
Noncurrent Liabilities:			
Net pension liability	-	-	-
OPEB liability	-	-	-
Compensated absences - net of current portion	-	-	-
Total Noncurrent Liabilities	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities	<u>68,946</u>	<u>10,829</u>	<u>22,731</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred pension adjustments	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>
NET POSITION			
Net investment in capital assets	2,372,331	279,596	273,831
Unrestricted	1,065,828	(102,730)	(255,679)
Total Net Position	<u>\$ 3,438,159</u>	<u>\$ 176,866</u>	<u>\$ 18,152</u>

<u>Maple Park</u>	<u>Development Project - Maple Park #1</u>	<u>Program Benefits</u>	<u>Total</u>
\$ 7,798	\$ (149)	\$ -	\$ 807,960
-	-	-	9,614
-	319,900	-	319,900
<u>7,798</u>	<u>319,751</u>	<u>-</u>	<u>1,137,474</u>
-	-	-	340,873
-	-	-	2,584,885
-	-	-	2,925,758
<u>7,798</u>	<u>319,751</u>	<u>-</u>	<u>4,063,232</u>
-	-	168,885	168,885
-	-	168,885	168,885
-	-	-	38,055
-	-	-	3,669
-	-	-	13,166
-	-	-	47,616
-	-	41,705	41,705
-	-	41,705	144,211
-	-	458,101	458,101
-	-	162,633	162,633
-	-	18,325	18,325
-	-	639,059	639,059
-	-	680,764	783,270
-	-	20,116	20,116
-	-	20,116	20,116
-	-	-	2,925,758
<u>7,798</u>	<u>319,751</u>	<u>(531,995)</u>	<u>502,973</u>
<u>\$ 7,798</u>	<u>\$ 319,751</u>	<u>\$ (531,995)</u>	<u>\$ 3,428,731</u>

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Revenues, Expenses, and Changes in Net Position
Public Housing
For the Year Ended March 31, 2017

	<u>Richland Housing</u>	<u>River City Manor</u>	<u>Senior Village</u>
OPERATING REVENUES			
Dwelling rents	\$ 448,380	\$ 66,410	\$ 159,185
Other tenant revenue	13,965	30,418	7,842
Other revenue	215	-	25
Total Operating Revenues	<u>462,560</u>	<u>96,828</u>	<u>167,052</u>
OPERATING EXPENSES			
Administrative	216,798	54,062	93,529
Tenant services	8,859	6,876	11,597
Utilities	122,380	23,069	61,053
Maintenance	247,557	46,287	79,809
Protective services	9,258	-	2,327
Insurance premiums	13,795	3,227	8,402
Other general expenses	55,961	10,875	19,718
Depreciation	122,745	10,211	12,534
Total Operating Expenses	<u>797,353</u>	<u>154,607</u>	<u>288,969</u>
Operating Income (Loss)	<u>(334,793)</u>	<u>(57,779)</u>	<u>(121,917)</u>
NON-OPERATING REVENUES (EXPENSES)			
Intergovernmental revenue	441,854	36,398	141,699
Partnership revenue (expense)	-	-	-
Interest income	154	31	117
Total Non-operating Revenue (Expenses)	<u>442,008</u>	<u>36,429</u>	<u>141,816</u>
Change in Net Position	107,215	(21,350)	19,899
Total Net Position - Beginning	<u>3,330,944</u>	<u>198,216</u>	<u>(1,747)</u>
Total Net Position - Ending	<u>\$ 3,438,159</u>	<u>\$ 176,866</u>	<u>\$ 18,152</u>

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<u>Maple Park</u>	<u>Development Project - Maple Park #1</u>	<u>Program Benefits</u>	<u>Total</u>
\$ -	\$ -	\$ -	\$ 673,975
-	-	-	52,225
-	-	-	240
-	-	-	726,440
-	-	280,382	644,771
-	-	-	27,332
-	-	-	206,502
-	-	-	373,653
-	-	-	11,585
-	-	-	25,424
-	-	-	86,554
-	-	-	145,490
-	-	280,382	1,521,311
-	-	(280,382)	(794,871)
-	-	-	619,951
-	20	-	20
-	-	-	302
-	20	-	620,273
-	20	(280,382)	(174,598)
7,798	319,731	(251,613)	3,603,329
<u>\$ 7,798</u>	<u>\$ 319,751</u>	<u>\$ (531,995)</u>	<u>\$ 3,428,731</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Cash Flows
Public Housing
For the Year Ended March 31, 2017

	<u>Richland Housing</u>	<u>River City Manor</u>	<u>Senior Village</u>
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	\$ 464,484	\$ 97,993	\$ 168,667
Payments to suppliers	(424,598)	(85,376)	(192,559)
Payments to employees	(368,468)	(79,523)	(122,098)
Net Cash Provided (Used) by Operating Activities	<u>(328,582)</u>	<u>(66,906)</u>	<u>(145,990)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Intergovernmental revenues received	441,854	36,398	141,699
Interfund loans repaid	-	(63,939)	(234,812)
Interfund loans repayments received	440,141	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	<u>881,995</u>	<u>(27,541)</u>	<u>(93,113)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition of capital assets	(14,123)	(3,130)	(6,521)
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(14,123)</u>	<u>(3,130)</u>	<u>(6,521)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	153	31	117
Net Cash Provided (Used) by Investing Activities	<u>153</u>	<u>31</u>	<u>117</u>
Net Increase (Decrease) in Cash and Cash Equivalents	539,443	(97,546)	(245,507)
Balances - Beginning of the Year	587,159	5,344	11,418
Balances - End of the Year	<u>\$ 1,126,602</u>	<u>\$ (92,202)</u>	<u>\$ (234,089)</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating income (loss)	\$ (334,793)	\$ (57,779)	\$ (121,917)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	122,745	10,211	12,534
Decrease (increase) in:			
Accounts receivable - tenants, net	58	213	1,298
Pension adjustments - deferred outflows of resources	-	-	-
Increase (decrease) in:			
Accounts payable	(16,904)	(2,496)	(3,222)
Prepaid tenant rent	594	(6)	128
Accrued salaries and benefits	(1,171)	1,499	624
Security deposits payable	1,272	958	189
Pension adjustments - deferred inflows of resources	-	-	-
Net pension liability	-	-	-
OPEB liability	(66,156)	(14,257)	(26,302)
Compensated absences payable	(34,227)	(5,249)	(9,322)
Net Cash Provided (Used) by Operating Activities	<u>\$ (328,582)</u>	<u>\$ (66,906)</u>	<u>\$ (145,990)</u>

Maple Park	Development Project - Maple Park #1	Program Benefits	Totals
\$ -	\$ -	\$ -	\$ 731,144
-	-	-	(702,533)
-	-	-	(570,089)
-	-	-	(541,478)
-	-	-	619,951
-	(149)	-	(298,900)
-	-	-	440,141
-	(149)	-	761,192
-	-	-	(23,774)
-	-	-	(23,774)
-	-	-	301
-	-	-	301
-	(149)	-	196,241
7,798	-	-	611,719
<u>\$ 7,798</u>	<u>\$ (149)</u>	<u>\$ -</u>	<u>\$ 807,960</u>
\$ -	\$ -	\$ (280,382)	\$ (794,871)
-	-	-	145,490
-	-	-	1,569
-	-	(76,607)	(76,607)
-	-	-	(22,622)
-	-	-	716
-	-	-	952
-	-	-	2,419
-	-	(19,110)	(19,110)
-	-	153,436	153,436
-	-	162,633	55,918
-	-	60,030	11,232
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (541,478)</u>

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Combining Schedules - USDA

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Net Position
USDA
March 31, 2017

	<u>Rural Development</u>	<u>Joe Serna Grant #2</u>	<u>Rural Development Loan #3</u>	<u>Centennial Arms</u>
ASSETS				
Current Assets:				
Cash and investments	\$ (1,682,745)	\$ 220,820	\$ 979,393	\$ 502,579
Receivables:				
Tenants, net	11,914	-	-	8,144
Due from other funds	1,050,528	-	-	-
Total Current Assets	<u>(620,303)</u>	<u>220,820</u>	<u>979,393</u>	<u>510,723</u>
Restricted Assets:				
Cash and investments - supervised account	970,836	-	-	-
Total Restricted Assets	<u>970,836</u>	<u>-</u>	<u>-</u>	<u>-</u>
Noncurrent Assets:				
Nondepreciable assets	56,856	-	-	37,245
Depreciable assets, net	12,786,408	-	-	1,290,326
Total Noncurrent Assets	<u>12,843,264</u>	<u>-</u>	<u>-</u>	<u>1,327,571</u>
Total Assets	<u>13,193,797</u>	<u>220,820</u>	<u>979,393</u>	<u>1,838,294</u>
DEFERRED OUTFLOWS OF RESOURCES				
Deferred pension adjustments	-	-	-	-
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Continued (Page 1 of 2)

<u>Butte View Estates</u>	<u>Centennial Arms Rehabilitation</u>	<u>Hans Miller ADA</u>	<u>Joe Serna Grant #3</u>	<u>Remaining Rehab Units</u>	<u>Program Benefits</u>	<u>Totals</u>
\$ 102,575	\$ (596,230)	\$ 197,660	\$ 223,260	\$ 1,919,011	\$ -	\$ 1,866,323
2,025	-	-	-	-	-	22,083
-	-	-	-	-	-	1,050,528
<u>104,600</u>	<u>(596,230)</u>	<u>197,660</u>	<u>223,260</u>	<u>1,919,011</u>	<u>-</u>	<u>2,938,934</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>970,836</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>970,836</u>
221,880	-	-	-	85,156	-	401,137
626,470	-	-	-	-	-	14,703,204
<u>848,350</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>85,156</u>	<u>-</u>	<u>15,104,341</u>
<u>952,950</u>	<u>(596,230)</u>	<u>197,660</u>	<u>223,260</u>	<u>2,004,167</u>	<u>-</u>	<u>19,014,111</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>157,200</u>	<u>157,200</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>157,200</u>	<u>157,200</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Net Position
USDA
March 31, 2017

	<u>Rural Development</u>	<u>Joe Serna Grant #2</u>	<u>Rural Development Loan #3</u>	<u>Centennial Arms</u>
LIABILITIES				
Current Liabilities:				
Accounts payable	73,644	-	-	6,455
Prepaid tenant rent	9,808	-	-	262
Accrued salaries and benefits	13,018	-	-	947
Security deposits payable	16,825	-	-	10,197
Unearned revenue	-	-	-	-
Compensated absences payable	-	-	-	-
Bonds payable	-	-	-	-
Loans payable	193,509	-	-	15,728
Total Current Liabilities	<u>306,804</u>	<u>-</u>	<u>-</u>	<u>33,589</u>
Noncurrent Liabilities:				
Net pension liability	-	-	-	-
OPEB liability	-	-	-	-
Compensated absences - net of current portion	-	-	-	-
Bonds payable - net of current portion	-	-	-	-
Loans payable - net of current portion	4,402,033	-	-	1,413,541
Total Noncurrent Liabilities	<u>4,402,033</u>	<u>-</u>	<u>-</u>	<u>1,413,541</u>
Total Liabilities	<u>4,708,837</u>	<u>-</u>	<u>-</u>	<u>1,447,130</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred pension adjustments	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET POSITION				
Net investment in capital assets	8,247,721	-	-	(101,697)
Unrestricted	237,239	220,820	979,393	492,861
Total Net Position	<u>\$ 8,484,960</u>	<u>\$ 220,820</u>	<u>\$ 979,393</u>	<u>\$ 391,164</u>

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Butte View Estates	Centennial Arms Rehabilitation	Hans Miller ADA	Joe Serna Grant #3	Remaining Rehab Units	Program Benefits	Totals
20,852	-	-	-	-	-	100,951
263	-	-	-	-	-	10,333
2,359	-	-	-	-	-	16,324
8,699	-	-	-	-	-	35,721
-	-	-	-	1,920,155	-	1,920,155
-	-	-	-	-	38,826	38,826
21,934	-	-	-	-	-	21,934
2,297	-	-	-	-	-	211,534
<u>56,404</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,920,155</u>	<u>38,826</u>	<u>2,355,778</u>
-	-	-	-	-	426,406	426,406
-	-	-	-	-	151,406	151,406
-	-	-	-	-	17,060	17,060
592,690	-	-	-	-	-	592,690
517,690	-	-	-	-	-	6,333,264
<u>1,110,380</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>594,872</u>	<u>7,520,826</u>
<u>1,166,784</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,920,155</u>	<u>633,698</u>	<u>9,876,604</u>
-	-	-	-	-	18,725	18,725
-	-	-	-	-	18,725	18,725
(286,261)	-	-	-	85,156	-	7,944,919
72,427	(596,230)	197,660	223,260	(1,144)	(495,223)	1,331,063
<u>\$ (213,834)</u>	<u>\$ (596,230)</u>	<u>\$ 197,660</u>	<u>\$ 223,260</u>	<u>\$ 84,012</u>	<u>\$ (495,223)</u>	<u>\$ 9,275,982</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Revenues, Expenses, and Changes in Net Position
USDA
For the Year Ended March 31, 2017

	Rural Development	Joe Serna Grant #2	Rural Development Loan #3	Centennial Arms
OPERATING REVENUES				
Dwelling rents	\$ 790,572	\$ -	\$ -	\$ 67,779
Other tenant revenue	13,311	-	-	3,579
Other revenue	8,708	-	-	13
Total Operating Revenues	812,591	-	-	71,371
OPERATING EXPENSES				
Administrative	193,304	-	-	24,629
Tenant services	18,493	-	-	6,995
Utilities	233,132	-	-	28,497
Maintenance	573,072	-	-	29,428
Protective services	18,059	-	-	-
Insurance premiums	28,819	-	-	4,919
Other general expenses	30,330	-	-	4,025
Depreciation	629,584	-	-	57,588
Total Operating Expenses	1,724,793	-	-	156,081
Operating Income (Loss)	(912,202)	-	-	(84,710)
NON-OPERATING REVENUES (EXPENSES)				
Intergovernmental revenue	1,241,098	-	-	121,214
Interest income	863	2	-	80
Interest expense	(47,233)	-	-	(39,239)
Total Non-operating Revenue (Expenses)	1,194,728	2	-	82,055
Change in Net Position	282,526	2	-	(2,655)
Total Net Position - Beginning	8,202,434	220,818	979,393	393,819
Total Net Position - Ending	\$ 8,484,960	\$ 220,820	\$ 979,393	\$ 391,164

Butte View Estates	Centennial Arms Rehabilitation	Hans Miller ADA	Joe Serna Grant #3	Remaining Rehab Units	Program Benefits	Totals
\$ 268,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,127,288
5,276	-	-	-	-	-	22,166
158	-	-	-	-	-	8,879
<u>274,371</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,158,333</u>
27,867	-	-	-	-	77,123	322,923
10,752	-	-	-	-	-	36,240
38,902	-	-	-	-	-	300,531
82,949	-	-	-	-	163,288	848,737
1,489	-	-	-	-	-	19,548
5,946	-	-	-	-	-	39,684
3,702	-	-	-	-	-	38,057
37,065	-	-	-	-	-	724,237
<u>208,672</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>240,411</u>	<u>2,329,957</u>
<u>65,699</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(240,411)</u>	<u>(1,171,624)</u>
-	-	-	-	74,491	-	1,436,803
150	-	-	-	1,968	-	3,063
<u>(42,854)</u>	<u>-</u>	<u>-</u>	<u>(5,856)</u>	<u>-</u>	<u>-</u>	<u>(135,182)</u>
<u>(42,704)</u>	<u>-</u>	<u>-</u>	<u>(5,856)</u>	<u>76,459</u>	<u>-</u>	<u>1,304,684</u>
22,995	-	-	(5,856)	76,459	(240,411)	133,060
<u>(236,829)</u>	<u>(596,230)</u>	<u>197,660</u>	<u>229,116</u>	<u>7,553</u>	<u>(254,812)</u>	<u>9,142,922</u>
<u>\$ (213,834)</u>	<u>\$ (596,230)</u>	<u>\$ 197,660</u>	<u>\$ 223,260</u>	<u>\$ 84,012</u>	<u>\$ (495,223)</u>	<u>\$ 9,275,982</u>

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Cash Flows
USDA
For the Year Ended March 31, 2017

	<u>Rural Development</u>	<u>Joe Serna Grant #2</u>	<u>Rural Development Loan #3</u>	<u>Centennial Arms</u>
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	\$ 811,225	\$ -	\$ -	\$ 73,220
Payments to suppliers	(801,205)	-	-	(71,210)
Payments to employees	(556,357)	-	-	(36,891)
Net Cash Provided (Used) by Operating Activities	<u>(546,337)</u>	<u>-</u>	<u>-</u>	<u>(34,881)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Intergovernmental revenues received	1,241,098	-	-	121,214
Interfund loans made	(1,050,528)	-	-	-
Interfund loans repaid	(504,524)	-	-	-
Interfund loans repayments received	-	-	763,731	435,474
Net Cash Provided (Used) by Noncapital Financing Activities	<u>(313,954)</u>	<u>-</u>	<u>763,731</u>	<u>556,688</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition of capital assets	(262,268)	-	-	(69,636)
Principal paid on debt	(191,347)	-	-	(17,615)
Interest paid on debt	(47,233)	-	-	(39,239)
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(500,848)</u>	<u>-</u>	<u>-</u>	<u>(126,490)</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest income	863	2	-	80
Net Cash Provided (Used) by Investing Activities	<u>863</u>	<u>2</u>	<u>-</u>	<u>80</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(1,360,276)	2	763,731	395,397
Balances - Beginning of the Year	<u>648,367</u>	<u>220,818</u>	<u>215,662</u>	<u>107,182</u>
Balances - End of the Year	<u>\$ (711,909)</u>	<u>\$ 220,820</u>	<u>\$ 979,393</u>	<u>\$ 502,579</u>

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<u>Butte View Estates</u>	<u>Centennial Arms Rehabilitation</u>	<u>Hans Miller ADA</u>	<u>Joe Serna Grant #3</u>	<u>Remaining Rehab Units</u>	<u>Program Benefits</u>	<u>Totals</u>
\$ 317,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,202,289
(97,631)	-	-	-	-	-	(970,046)
(86,633)	-	-	-	-	-	(679,881)
133,580	-	-	-	-	-	(447,638)
-	-	-	-	-	-	1,362,312
-	-	-	-	-	-	(1,050,528)
(48,034)	(596,230)	-	-	-	-	(1,148,788)
-	-	-	-	-	-	1,199,205
(48,034)	(596,230)	-	-	-	-	362,201
(99,668)	-	-	-	(74,491)	-	(506,063)
(24,144)	-	-	-	-	-	(233,106)
(42,854)	-	-	-	-	-	(129,326)
(166,666)	-	-	-	(74,491)	-	(868,495)
150	-	-	(5,856)	1,968	-	(2,793)
150	-	-	(5,856)	1,968	-	(2,793)
(80,970)	(596,230)	-	(5,856)	(72,523)	-	(956,725)
183,545	-	197,660	229,116	1,991,534	-	3,793,884
<u>\$ 102,575</u>	<u>\$ (596,230)</u>	<u>\$ 197,660</u>	<u>\$ 223,260</u>	<u>\$ 1,919,011</u>	<u>\$ -</u>	<u>\$ 2,837,159</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Cash Flows
USDA
For the Year Ended March 31, 2017

	<u>Rural Development</u>	<u>Joe Serna Grant #2</u>	<u>Rural Development Loan #3</u>	<u>Centennial Arms</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating income (loss)	\$ (912,202)	\$ -	\$ -	\$ (84,710)
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation	629,584	-	-	57,588
Decrease (increase) in:				
Accounts receivable - tenants, net	(7,424)	-	-	697
Prepaid costs	-	-	-	1,424
Pension adjustments - deferred outflows of resources	-	-	-	-
Increase (decrease) in:				
Accounts payable	(66,260)	-	-	2,287
Prepaid tenant rent	5,683	-	-	(520)
Accrued salaries and benefits	379	-	-	349
Security deposits payable	375	-	-	1,672
Pension adjustments - deferred inflows of resources	-	-	-	-
Net pension liability	-	-	-	-
OPEB liability	(128,928)	-	-	(10,190)
Compensated absences payable	(67,544)	-	-	(3,478)
Net Cash Provided (Used) by Operating Activities	<u>\$ (546,337)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (34,881)</u>

Continued (Page 2 of 2)

<u>Butte View Estates</u>	<u>Centennial Arms Rehabilitation</u>	<u>Hans Miller ADA</u>	<u>Joe Serna Grant #3</u>	<u>Remaining Rehab Units</u>	<u>Program Benefits</u>	<u>Totals</u>
\$ 65,699	\$ -	\$ -	\$ -	\$ -	\$ (240,411)	\$ (1,171,624)
37,065	-	-	-	-	-	724,237
43,305	-	-	-	-	-	36,578
-	-	-	-	-	-	1,424
-	-	-	-	-	(63,749)	(63,749)
14,964	-	-	-	-	-	(49,009)
(63)	-	-	-	-	-	5,100
1,030	-	-	-	-	-	1,758
231	-	-	-	-	-	2,278
-	-	-	-	-	(21,000)	(21,000)
-	-	-	-	-	117,868	117,868
(21,093)	-	-	-	-	151,406	(8,805)
(7,558)	-	-	-	-	55,886	(22,694)
<u>\$ 133,580</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (447,638)</u>

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Combining Schedules - Business Activities

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Net Position
Business Activities
March 31, 2017

	Trailer Park	LC-35
ASSETS		
Current Assets:		
Cash and investments	\$ 651,844	\$ (130,778)
Receivables:		
Tenants, net	649	-
Operating reimbursements	-	-
Due from other funds	-	-
Loans receivable	-	-
Investment in partnership	-	-
	652,493	(130,778)
Total Current Assets		
Noncurrent Assets:		
Nondepreciable assets	-	382,420
Depreciable assets, net	21,823	922,098
	21,823	1,304,518
Total Noncurrent Assets		
Total Assets	674,316	1,173,740
DEFERRED OUTFLOWS OF RESOURCES		
Deferred pension adjustments	-	-
Total Deferred Outflows of Resources	-	-

Continued (Page 1 of 6)

<u>Percy Avenue</u>	<u>Kingwood Commons</u>	<u>Neighborhood Stabilization #3 Admin</u>	<u>Neighborhood Stabilization Admin</u>	<u>Home 2 Families Admin</u>	<u>Maple Park 2 Admin</u>	<u>Nonprofit Admin</u>	<u>Coldweather Shelter</u>
\$ (33,257)	\$ (537,669)	\$ 13,031	\$ 3,768	\$ 127,274	\$ 667	\$ 12,337	\$ (21,602)
877	7,584	-	-	-	-	-	223
-	-	-	-	7,500	260	8,858	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
<u>(32,380)</u>	<u>(530,085)</u>	<u>13,031</u>	<u>3,768</u>	<u>134,774</u>	<u>927</u>	<u>21,195</u>	<u>(21,379)</u>
60,080	320,000	-	-	-	-	-	-
100,699	2,411,107	-	-	-	-	-	-
<u>160,779</u>	<u>2,731,107</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>128,399</u>	<u>2,201,022</u>	<u>13,031</u>	<u>3,768</u>	<u>134,774</u>	<u>927</u>	<u>21,195</u>	<u>(21,379)</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Net Position
Business Activities
March 31, 2017

	Trailer Park	LC-35
LIABILITIES		
Current Liabilities:		
Accounts payable	260	3,296
Accrued interest	-	-
Prepaid tenant rent	285	25
Accrued salaries and benefits	177	-
Security deposits payable	-	-
Due to other funds	713,858	15,000
Compensated absences payable	-	-
Loans payable	-	26,822
	714,580	45,143
Total Current Liabilities	714,580	45,143
Noncurrent Liabilities:		
Net pension liability	-	-
OPEB liability	-	-
Compensated absences - net of current portion	-	-
Loans payable - net of current portion	-	866,088
	-	866,088
Total Noncurrent Liabilities	-	866,088
Total Liabilities	714,580	911,231
DEFERRED INFLOWS OF RESOURCES		
Deferred pension adjustments	-	-
	-	-
Total Deferred Inflows of Resources	-	-
NET POSITION		
Net investment in capital assets	21,823	411,608
Unrestricted	(62,087)	(149,099)
	21,823	262,509
Total Net Position	\$ (40,264)	\$ 262,509

Continued (Page 2 of 6)

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<u>Percy Avenue</u>	<u>Kingwood Commons</u>	<u>Neighborhood Stabilization #3 Admin</u>	<u>Neighborhood Stabilization Admin</u>	<u>Home 2 Families Admin</u>	<u>Maple Park 2 Admin</u>	<u>Nonprofit Admin</u>	<u>Coldweather Shelter</u>
901	11,659	-	-	60	-	115	-
-	115,500	-	-	-	-	-	-
1,336	862	-	-	-	-	-	-
534	1,600	-	-	2,279	26	2,413	-
2,275	22,545	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	40,681	-	-	-	-	-	-
<u>5,046</u>	<u>192,847</u>	<u>-</u>	<u>-</u>	<u>2,339</u>	<u>26</u>	<u>2,528</u>	<u>-</u>
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	3,195,327	-	-	-	-	-	-
<u>-</u>	<u>3,195,327</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>5,046</u>	<u>3,388,174</u>	<u>-</u>	<u>-</u>	<u>2,339</u>	<u>26</u>	<u>2,528</u>	<u>-</u>
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
160,779	(504,901)	-	-	-	-	-	-
(37,426)	(682,251)	13,031	3,768	132,435	901	18,667	(21,379)
<u>\$ 123,353</u>	<u>\$ (1,187,152)</u>	<u>\$ 13,031</u>	<u>\$ 3,768</u>	<u>\$ 132,435</u>	<u>\$ 901</u>	<u>\$ 18,667</u>	<u>\$ (21,379)</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Net Position
Business Activities
March 31, 2017

	Transitional Trailer	Nevada County Section 8
ASSETS		
Current Assets:		
Cash and investments	\$ 34,301	\$ 73,420
Receivables:		
Tenants, net	-	-
Operating reimbursements	-	-
Due from other funds	-	-
Loans receivable	-	-
Investment in partnership	-	-
	34,301	73,420
Total Current Assets		
Noncurrent Assets:		
Nondepreciable assets	-	-
Depreciable assets, net	-	-
	-	-
Total Noncurrent Assets		
	34,301	73,420
DEFERRED OUTFLOWS OF RESOURCES		
Deferred pension adjustments	-	-
	-	-
Total Deferred Outflows of Resources		

Continued (Page 3 of 6)

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<u>Payroll Allocations</u>	<u>Heather Glenn Admin</u>	<u>Planning</u>	<u>Maple Park Admin</u>	<u>Kristen Court Apartments</u>	<u>Healthy Housing, LLC</u>	<u>Gill Property</u>	<u>Stony Creek</u>
\$ 719	\$ (1,291)	\$ 37,671	\$ (112)	\$ 2,674	\$ -	\$ (448)	\$ (2,693)
-	-	-	-	-	-	-	-
-	-	-	7,407	-	-	-	-
-	-	-	-	-	-	-	15,500
-	-	-	-	-	-	-	434,000
-	-	-	-	-	-	-	-
<u>719</u>	<u>(1,291)</u>	<u>37,671</u>	<u>7,295</u>	<u>2,674</u>	<u>-</u>	<u>(448)</u>	<u>446,807</u>
-	-	-	-	91,413	-	1,453,500	-
-	-	-	-	-	-	-	-
-	-	-	-	91,413	-	1,453,500	-
<u>719</u>	<u>(1,291)</u>	<u>37,671</u>	<u>7,295</u>	<u>94,087</u>	<u>-</u>	<u>1,453,052</u>	<u>446,807</u>
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Net Position
Business Activities
March 31, 2017

	Transitional Trailer	Nevada County Section 8
LIABILITIES		
Current Liabilities:		
Accounts payable	57	-
Accrued interest	-	-
Prepaid tenant rent	13	-
Accrued salaries and benefits	3	-
Security deposits payable	575	-
Due to other funds	-	-
Compensated absences payable	-	-
Loans payable	-	-
	648	-
Total Current Liabilities	648	-
Noncurrent Liabilities:		
Net pension liability	-	-
OPEB liability	-	-
Compensated absences - net of current portion	-	-
Loans payable - net of current portion	-	-
	-	-
Total Noncurrent Liabilities	-	-
Total Liabilities	648	-
DEFERRED INFLOWS OF RESOURCES		
Deferred pension adjustments	-	-
	-	-
Total Deferred Inflows of Resources	-	-
NET POSITION		
Net investment in capital assets	-	-
Unrestricted	33,653	73,420
	33,653	73,420
Total Net Position	\$ 33,653	\$ 73,420

Continued (Page 4 of 6)

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<u>Payroll Allocations</u>	<u>Heather Glenn Admin</u>	<u>Planning</u>	<u>Maple Park Admin</u>	<u>Kristen Court Apartments</u>	<u>Healthy Housing, LLC</u>	<u>Gill Property</u>	<u>Stony Creek</u>
719	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	771	-	-	-	-
-	-	37,671	-	-	3,964	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
<u>719</u>	<u>-</u>	<u>37,671</u>	<u>771</u>	<u>-</u>	<u>3,964</u>	<u>-</u>	<u>-</u>
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
<u>719</u>	<u>-</u>	<u>37,671</u>	<u>771</u>	<u>-</u>	<u>3,964</u>	<u>-</u>	<u>-</u>
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	91,413	-	1,453,500	-
-	(1,291)	-	6,524	2,674	(3,964)	(448)	446,807
<u>\$ -</u>	<u>\$ (1,291)</u>	<u>\$ -</u>	<u>\$ 6,524</u>	<u>\$ 94,087</u>	<u>\$ (3,964)</u>	<u>\$ 1,453,052</u>	<u>\$ 446,807</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Net Position
Business Activities
March 31, 2017

	Development Projects	Trio
ASSETS		
Current Assets:		
Cash and investments	\$ (162,428)	\$ (89,153)
Receivables:		
Tenants, net	-	-
Operating reimbursements	-	-
Due from other funds	72,671	-
Loans receivable	-	-
Investment in partnership	74,897	-
	(14,860)	(89,153)
Total Current Assets		
Noncurrent Assets:		
Nondepreciable assets	-	326,717
Depreciable assets, net	82,046	1,201,456
	82,046	1,528,173
Total Noncurrent Assets		
Total Assets	67,186	1,439,020
DEFERRED OUTFLOWS OF RESOURCES		
Deferred pension adjustments	-	-
Total Deferred Outflows of Resources	-	-

Continued (Page 5 of 6)

Building Better Partnerships Inc.	Vehicle Fleet	Program Benefits	Totals
\$ 17,724	\$ 7,965	\$ -	\$ 3,964
533	-	-	9,866
-	3,672	-	27,697
-	-	-	88,171
-	-	-	434,000
(8)	-	-	74,889
<u>18,249</u>	<u>11,637</u>	<u>-</u>	<u>638,587</u>
46,200	-	-	2,680,330
<u>293,627</u>	<u>-</u>	<u>-</u>	<u>5,032,856</u>
<u>339,827</u>	<u>-</u>	<u>-</u>	<u>7,713,186</u>
<u>358,076</u>	<u>11,637</u>	<u>-</u>	<u>8,351,773</u>
<u>2,717</u>	<u>-</u>	<u>113,654</u>	<u>116,371</u>
<u>2,717</u>	<u>-</u>	<u>113,654</u>	<u>116,371</u>

Continued (Page 5 of 6)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Net Position
Business Activities
March 31, 2017

	Development Projects	Trio
LIABILITIES		
Current Liabilities:		
Accounts payable	932	6,061
Accrued interest	-	-
Prepaid tenant rent	-	37
Accrued salaries and benefits	-	-
Security deposits payable	-	550
Due to other funds	-	-
Compensated absences payable	-	-
Loans payable	-	19,387
	932	26,035
Total Current Liabilities		
Noncurrent Liabilities:		
Net pension liability	-	-
OPEB liability	-	-
Compensated absences - net of current portion	-	-
Loans payable - net of current portion	-	960,602
	-	960,602
Total Noncurrent Liabilities		
	-	960,602
Total Liabilities		
	932	986,637
DEFERRED INFLOWS OF RESOURCES		
Deferred pension adjustments	-	-
	-	-
Total Deferred Inflows of Resources		
	-	-
NET POSITION		
Net investment in capital assets	82,046	548,184
Unrestricted	(15,792)	(95,801)
	82,046	548,184
	\$ 66,254	\$ 452,383

Continued (Page 6 of 6)

Building Better Partnerships Inc.	Vehicle Fleet	Program Benefits	Totals
4,173	843	-	29,076
-	-	-	115,500
1,711	-	-	4,269
167	-	-	7,970
2,500	-	-	28,445
-	-	-	770,493
670	-	28,059	28,729
-	-	-	86,890
<u>9,221</u>	<u>843</u>	<u>28,059</u>	<u>1,071,372</u>
7,371	-	308,287	315,658
2,611	-	109,419	112,030
294	-	12,329	12,623
-	-	-	5,022,017
<u>10,276</u>	<u>-</u>	<u>430,035</u>	<u>5,462,328</u>
<u>19,497</u>	<u>843</u>	<u>458,094</u>	<u>6,533,700</u>
<u>324</u>	<u>-</u>	<u>13,538</u>	<u>13,862</u>
<u>324</u>	<u>-</u>	<u>13,538</u>	<u>13,862</u>
339,827	-	-	2,604,279
<u>1,145</u>	<u>10,794</u>	<u>(357,978)</u>	<u>(683,697)</u>
<u>\$ 340,972</u>	<u>\$ 10,794</u>	<u>\$ (357,978)</u>	<u>\$ 1,920,582</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Revenues, Expenses, and Changes in Net Position
Business Activities
For the Year Ended March 31, 2017

	Trailer Park	LC-35
OPERATING REVENUES		
Dwelling rents	\$ -	\$ -
Other tenant revenue	45,524	69,051
Other revenue	-	86,800
	45,524	155,851
OPERATING EXPENSES		
Administrative	(256)	(59,708)
Tenant services	-	-
Utilities	8,878	-
Maintenance	14,142	7,138
Protective services	875	-
Insurance premiums	322	253
Other general expenses	545	-
Depreciation	2,182	40,010
	26,688	(12,307)
Operating Income (Loss)	18,836	168,158
NON-OPERATING REVENUES (EXPENSES)		
Intergovernmental revenue	-	53,805
Partnership revenue (expense)	-	-
Interest income	-	478
Interest expense	-	(51,690)
	-	2,593
Income (Loss) Before Transfers	18,836	170,751
Transfers	-	1,336,532
	18,836	1,507,283
Change in Net Position	18,836	1,507,283
Total Net Position - Beginning	(59,100)	(1,244,774)
Total Net Position - Ending	\$ (40,264)	\$ 262,509

Continued (Page 1 of 3)

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Percy Avenue	Kingwood Commons	Neighborhood Stabilization #3 Admin	Neighborhood Stabilization Admin	Home 2 Families Admin	Maple Park 2 Admin	Nonprofit Admin	Coldweather Shelter
\$ 51,577	\$ 489,502	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1,317	24,117	-	-	-	-	-	-
-	-	-	-	62,100	3,197	86,037	-
52,894	513,619	-	-	62,100	3,197	86,037	-
8,958	70,939	-	(732)	17,540	(66)	44,564	-
6	12,366	-	-	-	-	12,540	-
8,105	70,989	-	-	167	-	343	-
17,497	153,869	-	-	9,977	1,435	25,094	-
372	2,979	-	-	-	-	-	-
998	8,020	-	-	-	-	-	-
442	10,476	-	-	21	-	43	-
17,789	147,872	-	-	-	-	-	-
54,167	477,510	-	(732)	27,705	1,369	82,584	-
(1,273)	36,109	-	732	34,395	1,828	3,453	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
66	15	-	-	-	-	-	-
-	(131,591)	-	-	-	-	-	-
66	(131,576)	-	-	-	-	-	-
(1,207)	(95,467)	-	732	34,395	1,828	3,453	-
-	-	-	-	-	-	-	-
(1,207)	(95,467)	-	732	34,395	1,828	3,453	-
124,560	(1,091,685)	13,031	3,036	98,040	(927)	15,214	(21,379)
<u>\$ 123,353</u>	<u>\$ (1,187,152)</u>	<u>\$ 13,031</u>	<u>\$ 3,768</u>	<u>\$ 132,435</u>	<u>\$ 901</u>	<u>\$ 18,667</u>	<u>\$ (21,379)</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Revenues, Expenses, and Changes in Net Position
Business Activities
For the Year Ended March 31, 2017

	Transitional Trailer	Nevada County Section 8
OPERATING REVENUES		
Dwelling rents	\$ 8,640	\$ -
Other tenant revenue	-	-
Other revenue	-	-
Total Operating Revenues	8,640	-
OPERATING EXPENSES		
Administrative	209	-
Tenant services	-	-
Utilities	384	-
Maintenance	267	-
Protective services	41	-
Insurance premiums	141	-
Other general expenses	121	-
Depreciation	-	-
Total Operating Expenses	1,163	-
Operating Income (Loss)	7,477	-
NON-OPERATING REVENUES (EXPENSES)		
Intergovernmental revenue	-	-
Partnership revenue (expense)	-	-
Interest income	14	-
Interest expense	-	-
Total Non-operating Revenue (Expenses)	14	-
Income (Loss) Before Transfers	7,491	-
Transfers	-	-
Change in Net Position	7,491	-
Total Net Position - Beginning	26,162	73,420
Total Net Position - Ending	\$ 33,653	\$ 73,420

Continued (Page 2 of 3)

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<u>Payroll Allocations</u>	<u>Heather Glenn Admin</u>	<u>Planning</u>	<u>Maple Park Admin</u>	<u>Kristen Court Apartments</u>	<u>Healthy Housing, LLC</u>	<u>Gill Property</u>	<u>Stony Creek</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-
-	-	-	30,387	-	-	-	458,116
-	-	-	30,387	-	-	-	458,116
-	(406)	-	6,754	42	20	(40)	11,288
-	-	-	-	-	-	-	-
-	-	-	20,905	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	(406)	-	27,659	42	20	(40)	11,288
-	406	-	2,728	(42)	(20)	40	446,828
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	406	-	2,728	(42)	(20)	40	446,828
-	-	(103,546)	-	-	-	(1,344,528)	-
-	406	(103,546)	2,728	(42)	(20)	(1,344,488)	446,828
-	(1,697)	103,546	3,796	94,129	(3,944)	2,797,540	(21)
<u>\$ -</u>	<u>\$ (1,291)</u>	<u>\$ -</u>	<u>\$ 6,524</u>	<u>\$ 94,087</u>	<u>\$ (3,964)</u>	<u>\$ 1,453,052</u>	<u>\$ 446,807</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Revenues, Expenses, and Changes in Net Position
Business Activities
For the Year Ended March 31, 2017

	<u>Development Projects</u>	<u>Trio</u>
OPERATING REVENUES		
Dwelling rents	\$ -	\$ 65,819
Other tenant revenue	-	(485)
Other revenue	77,821	19,720
	<hr/>	<hr/>
Total Operating Revenues	77,821	85,054
	<hr/>	<hr/>
OPERATING EXPENSES		
Administrative	35,796	9,159
Tenant services	-	-
Utilities	-	580
Maintenance	-	1,327
Protective services	-	-
Insurance premiums	-	2,060
Other general expenses	-	6,436
Depreciation	12,152	25,052
	<hr/>	<hr/>
Total Operating Expenses	47,948	44,614
	<hr/>	<hr/>
Operating Income (Loss)	29,873	40,440
	<hr/>	<hr/>
NON-OPERATING REVENUES (EXPENSES)		
Intergovernmental revenue	-	603,226
Partnership revenue (expense)	74,897	-
Interest income	-	(1)
Interest expense	-	(53,118)
	<hr/>	<hr/>
Total Non-operating Revenue (Expenses)	74,897	550,107
	<hr/>	<hr/>
Income (Loss) Before Transfers	104,770	590,547
	<hr/>	<hr/>
Transfers	-	-
	<hr/>	<hr/>
Change in Net Position	104,770	590,547
	<hr/>	<hr/>
Total Net Position - Beginning	(38,516)	(138,164)
	<hr/>	<hr/>
Total Net Position - Ending	\$ 66,254	\$ 452,383
	<hr/>	<hr/>

Continued (Page 3 of 3)

Building Better Partnerships Inc.	Vehicle Fleet	Program Benefits	Totals
\$ 32,498	\$ -	\$ -	\$ 648,036
305	-	-	139,829
10	20,363	-	844,551
<u>32,813</u>	<u>20,363</u>	<u>-</u>	<u>1,632,416</u>
12,620	125	47,022	203,828
-	-	-	24,912
15,639	-	-	105,085
18,455	9,424	179,325	458,855
-	-	-	4,267
689	-	-	12,483
900	20	-	19,004
11,293	-	-	256,350
<u>59,596</u>	<u>9,569</u>	<u>226,347</u>	<u>1,084,784</u>
<u>(26,783)</u>	<u>10,794</u>	<u>(226,347)</u>	<u>547,632</u>
-	-	-	657,031
(8)	-	-	74,889
-	-	-	572
-	-	-	(236,399)
<u>(8)</u>	<u>-</u>	<u>-</u>	<u>496,093</u>
<u>(26,791)</u>	<u>10,794</u>	<u>(226,347)</u>	<u>1,043,725</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>(111,542)</u>
<u>(26,791)</u>	<u>10,794</u>	<u>(226,347)</u>	<u>932,183</u>
<u>367,763</u>	<u>-</u>	<u>(131,631)</u>	<u>988,399</u>
<u>\$ 340,972</u>	<u>\$ 10,794</u>	<u>\$ (357,978)</u>	<u>\$ 1,920,582</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Cash Flows
Business Activities
For the Year Ended March 31, 2017

	Trailer Park	LC-35
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	\$ 45,347	\$ 158,696
Payments to suppliers	(26,137)	(51,433)
Payments to employees	(8,966)	(9,394)
	10,244	97,869
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Intergovernmental revenues received	-	53,805
Transfers to other funds	-	(7,996)
Interfund loans received	713,858	15,000
Interfund loans made	-	-
Interfund loans repaid	(72,258)	(212,669)
Interfund loan repayments received	-	-
	641,600	(151,860)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Principal paid on debt	-	(26,104)
Interest paid on debt	-	(51,690)
	-	(77,794)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income	-	478
	-	478
Net Cash Provided (Used) by Investing Activities	-	478
Net Increase (Decrease) in Cash and Cash Equivalents	651,844	(131,307)
Balances - Beginning of the Year	-	529
Balances - End of the Year	\$ 651,844	\$ (130,778)

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<u>Percy Avenue</u>	<u>Kingwood Commons</u>	<u>Neighborhood Stabilization #3 Admin</u>	<u>Neighborhood Stabilization Admin</u>	<u>Home 2 Families Admin</u>	<u>Maple Park 2 Admin</u>	<u>Nonprofit Admin</u>	<u>Coldweather Shelter</u>
\$ 52,754 (25,755) (13,287)	\$ 511,568 (229,805) (121,970)	\$ - - -	\$ - - -	\$ 58,800 (9,664) (15,891)	\$ 2,937 (701) (1,569)	\$ 85,678 (23,053) (58,529)	\$ - - -
<u>13,712</u>	<u>159,793</u>	<u>-</u>	<u>-</u>	<u>33,245</u>	<u>667</u>	<u>4,096</u>	<u>-</u>
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
(49,310)	(557,373)	-	-	-	-	-	(21,602)
<u>-</u>	<u>-</u>	<u>13,031</u>	<u>3,768</u>	<u>94,029</u>	<u>-</u>	<u>8,241</u>	<u>-</u>
<u>(49,310)</u>	<u>(557,373)</u>	<u>13,031</u>	<u>3,768</u>	<u>94,029</u>	<u>-</u>	<u>8,241</u>	<u>(21,602)</u>
-	(38,300)	-	-	-	-	-	-
<u>-</u>	<u>(123,341)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
-	(161,641)	-	-	-	-	-	-
<u>-</u>	<u>(161,641)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
66	16	-	-	-	-	-	-
<u>66</u>	<u>16</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
(35,532)	(559,205)	13,031	3,768	127,274	667	12,337	(21,602)
<u>2,275</u>	<u>21,536</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>\$ (33,257)</u>	<u>\$ (537,669)</u>	<u>\$ 13,031</u>	<u>\$ 3,768</u>	<u>\$ 127,274</u>	<u>\$ 667</u>	<u>\$ 12,337</u>	<u>\$ (21,602)</u>

Continued (Page 1 of 6)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Cash Flows
Business Activities
For the Year Ended March 31, 2017

	Transitional Trailer	Nevada County Section 8
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	\$ 8,652	\$ -
Payments to suppliers	(812)	-
Payments to employees	(291)	-
	7,549	-
Net Cash Provided (Used) by Operating Activities		
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Intergovernmental revenues received	-	-
Transfers to other funds	-	-
Interfund loans received	-	-
Interfund loans made	-	-
Interfund loans repaid	-	-
Interfund loan repayments received	26,738	73,420
	26,738	73,420
Net Cash Provided (Used) by Noncapital Financing Activities		
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Principal paid on debt	-	-
Interest paid on debt	-	-
	-	-
Net Cash Provided (Used) by Capital and Related Financing Activities		
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income	14	-
	14	-
Net Cash Provided (Used) by Investing Activities		
Net Increase (Decrease) in Cash and Cash Equivalents	34,301	73,420
Balances - Beginning of the Year	-	-
Balances - End of the Year	\$ 34,301	\$ 73,420

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<u>Payroll Allocations</u>	<u>Heather Glenn Admin</u>	<u>Planning</u>	<u>Maple Park Admin</u>	<u>Kristen Court Apartments</u>	<u>Healthy Housing, LLC</u>	<u>Gill Property</u>	<u>Stony Creek</u>
\$ -	\$ -	\$ -	\$ 35,361	\$ -	\$ -	\$ -	\$ 24,116
(17)	-	-	(8,339)	(42)	(20)	(148)	(6,030)
-	(103)	-	(18,694)	-	-	-	(5,258)
(17)	(103)	-	8,328	(42)	(20)	(148)	12,828
-	-	-	-	-	-	-	-
-	-	(103,546)	-	-	-	-	-
-	-	37,671	-	-	3,964	-	-
-	-	-	-	-	-	-	(15,500)
-	(1,188)	-	(8,440)	-	(3,944)	(300)	(21)
736	-	14,621	-	2,716	-	-	-
736	(1,188)	(51,254)	(8,440)	2,716	20	(300)	(15,521)
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
719	(1,291)	(51,254)	(112)	2,674	-	(448)	(2,693)
-	-	88,925	-	-	-	-	-
\$ 719	\$ (1,291)	\$ 37,671	\$ (112)	\$ 2,674	\$ -	\$ (448)	\$ (2,693)

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Cash Flows
Business Activities
For the Year Ended March 31, 2017

	Development Projects	Trio
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	\$ 77,821	\$ 85,188
Payments to suppliers	(13,237)	(19,096)
Payments to employees	(21,627)	(582)
	42,957	65,510
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Intergovernmental revenues received	-	1,370
Transfers to other funds	-	-
Interfund loans received	-	-
Interfund loans made	(72,671)	-
Interfund loans repaid	(141,390)	(976,888)
Interfund loan repayments received	-	892,575
	(214,061)	(82,943)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Principal paid on debt	-	(18,602)
Interest paid on debt	-	(53,118)
	-	(71,720)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income	-	-
	-	-
Net Cash Provided (Used) by Investing Activities	-	-
Net Increase (Decrease) in Cash and Cash Equivalents	(171,104)	(89,153)
Balances - Beginning of the Year	8,676	-
Balances - End of the Year	\$ (162,428)	\$ (89,153)

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Building Better Partnerships Inc.	Vehicle Fleet	Program Benefits	Totals
\$ 32,579	\$ 16,691	\$ -	\$ 1,196,188
(31,226)	(8,726)	-	(454,241)
(7,289)	-	-	(283,450)
(5,936)	7,965	-	458,497
-	-	-	55,175
-	-	-	(111,542)
-	-	-	770,493
-	-	-	(88,171)
(13,475)	-	-	(2,058,858)
34,885	-	-	1,164,760
21,410	-	-	(268,143)
-	-	-	(83,006)
-	-	-	(228,149)
-	-	-	(311,155)
-	-	-	574
-	-	-	574
15,474	7,965	-	(120,227)
2,250	-	-	124,191
<u>\$ 17,724</u>	<u>\$ 7,965</u>	<u>\$ -</u>	<u>\$ 3,964</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Cash Flows
Business Activities
For the Year Ended March 31, 2017

	Trailer Park	LC-35
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES		
Operating income (loss)	\$ 18,836	\$ 168,158
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	2,182	40,010
Decrease (increase) in:		
Accounts receivable - tenants, net	(197)	2,845
Accounts receivable - operating reimbursement	-	-
Loans receivable	-	-
Pension adjustments - deferred outflows of resources	-	-
Increase (decrease) in:		
Accounts payable	(6,611)	(2,647)
Prepaid tenant rent	20	-
Accrued salaries and benefits	43	-
Security deposits payable	-	-
Pension adjustments - deferred inflows of resources	-	-
Net pension liability	-	-
OPEB liability	(2,765)	(110,497)
Compensated absences payable	(1,264)	-
	\$ 10,244	\$ 97,869
Net Cash Provided (Used) by Operating Activities		
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES		
Transfer of capital assets	\$ -	\$ 1,344,528

Continued (Page 4 of 6)

<u>Percy Avenue</u>	<u>Kingwood Commons</u>	<u>Neighborhood Stabilization #3 Admin</u>	<u>Neighborhood Stabilization Admin</u>	<u>Home 2 Families Admin</u>	<u>Maple Park 2 Admin</u>	<u>Nonprofit Admin</u>	<u>Coldweather Shelter</u>
\$ (1,273)	\$ 36,109	\$ -	\$ 732	\$ 34,395	\$ 1,828	\$ 3,453	\$ -
17,789	147,872	-	-	-	-	-	-
(815)	(1,748)	-	-	-	-	-	-
-	-	-	-	(3,300)	(260)	(359)	-
-	-	-	-	-	-	-	-
(243)	(2,301)	-	-	48	-	115	-
675	(788)	-	-	-	-	-	-
85	28	-	-	2,109	(901)	945	-
-	485	-	-	-	-	-	-
-	-	-	-	-	-	-	-
(1,683)	(14,038)	-	(732)	-	-	-	-
(823)	(5,826)	-	-	(7)	-	(58)	-
<u>\$ 13,712</u>	<u>\$ 159,793</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 33,245</u>	<u>\$ 667</u>	<u>\$ 4,096</u>	<u>\$ -</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Continued (Page 4 of 6)

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Cash Flows
Business Activities
For the Year Ended March 31, 2017

	Transitional Trailer	Nevada County Voucher Program
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES		
Operating income (loss)	\$ 7,477	\$ -
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	-	-
Decrease (increase) in:		
Accounts receivable - tenants, net	-	-
Accounts receivable - operating reimbursements	-	-
Loans receivable	-	-
Pension adjustments - deferred outflows of resources	-	-
Increase (decrease) in:		
Accounts payable	57	-
Prepaid tenant rent	12	-
Accrued salaries and benefits	3	-
Security deposits payable	-	-
Pension adjustments - deferred inflows of resources	-	-
Net pension liability	-	-
OPEB liability	-	-
Compensated absences payable	-	-
	\$ 7,549	\$ -
Net Cash Provided (Used) by Operating Activities		
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES		
Transfer of capital assets	\$ -	\$ -

Continued (Page 5 of 6)

<u>Payroll Allocations</u>	<u>Heather Glenn Admin</u>	<u>Planning</u>	<u>Maple Park Admin</u>	<u>Kristin Court Apartments</u>	<u>Healthy Housing, LLP</u>	<u>Gill Property</u>	<u>Stony Creek</u>
\$ -	\$ 406	\$ -	\$ 2,728	\$ (42)	\$ (20)	\$ 40	\$ 446,828
-	-	-	-	-	-	-	-
-	-	-	4,974	-	-	-	-
-	-	-	-	-	-	-	(434,000)
-	-	-	-	-	-	-	-
(17)	-	-	-	-	-	(188)	-
-	(100)	-	626	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	(406)	-	-	-	-	-	-
-	(3)	-	-	-	-	-	-
<u>\$ (17)</u>	<u>\$ (103)</u>	<u>\$ -</u>	<u>\$ 8,328</u>	<u>\$ (42)</u>	<u>\$ (20)</u>	<u>\$ (148)</u>	<u>\$ 12,828</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$(1,344,528)	\$ -

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Cash Flows
Business Activities
For the Year Ended March 31, 2017

	Development Projects	Trio
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES		
Operating income (loss)	\$ 29,873	\$ 40,440
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	12,152	25,052
Decrease (increase) in:		
Accounts receivable - tenants, net	-	97
Accounts receivable - operating reimbursements	-	-
Loans receivable	-	-
Pension adjustments - deferred outflows of resources	-	-
Increase (decrease) in:		
Accounts payable	932	84
Prepaid tenant rent	-	37
Accrued salaries and benefits	-	(200)
Security deposits payable	-	-
Pension adjustments - deferred inflows of resources	-	-
Net pension liability	-	-
OPEB liability	-	-
Compensated absences payable	-	-
	\$ 42,957	\$ 65,510
Net Cash Provided (Used) by Operating Activities		
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES		
Transfer of capital assets	\$ -	\$ -

Continued (Page 6 of 6)

Building Better Partnerships Inc.	Vehicle Fleet	Program Benefits	Totals
\$ (26,783)	\$ 10,794	\$ (226,347)	\$ 547,632
11,293	-	-	256,350
(38)	-	-	144
-	(3,672)	-	(2,617)
-	-	-	(434,000)
(2,717)	-	(65,379)	(68,096)
1,242	843	-	(8,686)
(446)	-	-	(490)
167	-	-	2,805
250	-	-	735
324	-	(6,983)	(6,659)
7,371	-	148,902	156,273
2,437	-	109,419	(18,265)
964	-	40,388	33,371
<u>\$ (5,936)</u>	<u>\$ 7,965</u>	<u>\$ -</u>	<u>\$ 458,497</u>
\$ -	\$ -	\$ -	\$ -

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Combining Schedules - State/Local Funds

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Net Position
State/Local
March 31, 2017

	<u>Migrant</u>	<u>Community Development</u>	<u>Mental Health Housing Services</u>
ASSETS			
Current Assets:			
Cash and investments	\$ 107,441	\$ 74,435	\$ 23,026
Receivables:			
Tenants, net	-	-	-
Operating reimbursements	74,039	78,311	-
Total Current Assets	<u>181,480</u>	<u>152,746</u>	<u>23,026</u>
Noncurrent Assets:			
Nondepreciable assets	-	-	45,317
Depreciable assets, net	-	1,098	235,910
Total Noncurrent Assets	<u>-</u>	<u>1,098</u>	<u>281,227</u>
Total Assets	<u>181,480</u>	<u>153,844</u>	<u>304,253</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred pension adjustments	-	-	-
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>
LIABILITIES			
Current Liabilities:			
Accounts payable	2,330	603	644
Prepaid tenant rent	-	-	18
Accrued salaries and benefits	2,369	1,815	60
Security deposits payable	-	-	1,116
Due to other funds	-	35,500	-
Compensated absences payable	-	-	-
Total Current Liabilities	<u>4,699</u>	<u>37,918</u>	<u>1,838</u>
Noncurrent Liabilities:			
Net pension liability	-	-	-
OPEB liability	-	-	-
Compensated absences - net of current portion	-	-	-
Total Noncurrent Liabilities	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities	<u>4,699</u>	<u>37,918</u>	<u>1,838</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred pension adjustments	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>
NET POSITION			
Net investment in capital assets	-	1,098	281,227
Restricted	-	-	-
Unrestricted	176,781	114,828	21,188
Total Net Position	<u>\$ 176,781</u>	<u>\$ 115,926</u>	<u>\$ 302,415</u>

Mental Health Services Act	814 F Street #1-4	CSBG	15-OMS 10674	Neighborhood Stabilization Program	Program Benefits	Totals
\$ (12,773)	\$ 26,888	\$ (1,925)	\$ -	\$ 237,217	\$ -	\$ 454,309
-	-	-	-	25	-	25
-	955	3,080	-	65	-	156,450
(12,773)	27,843	1,155	-	237,307	-	610,784
-	-	-	-	736,073	-	781,390
-	-	-	-	2,329,747	-	2,566,755
-	-	-	-	3,065,820	-	3,348,145
(12,773)	27,843	1,155	-	3,303,127	-	3,958,929
-	-	-	-	-	50,339	50,339
-	-	-	-	-	50,339	50,339
-	-	750	-	3,839	-	8,166
-	-	-	-	135	-	153
-	398	-	-	803	-	5,445
-	-	-	-	11,050	-	12,166
-	-	-	-	-	-	35,500
-	-	-	-	-	12,423	12,423
-	398	750	-	15,827	12,423	73,853
-	-	-	-	-	136,546	136,546
-	-	-	-	-	48,443	48,443
-	-	-	-	-	5,459	5,459
-	-	-	-	-	190,448	190,448
-	398	750	-	15,827	202,871	264,301
-	-	-	-	-	5,996	5,996
-	-	-	-	-	5,996	5,996
-	-	-	-	3,065,820	-	3,348,145
-	-	-	-	221,480	-	221,480
(12,773)	27,445	405	-	-	(158,528)	169,346
\$ (12,773)	\$ 27,445	\$ 405	\$ -	\$ 3,287,300	\$ (158,528)	\$ 3,738,971

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Revenues, Expenses, and Changes in Net Position
State/Local
For the Year Ended March 31, 2017

	<u>Migrant</u>	<u>Community Development</u>	<u>Mental Health Housing Services</u>
OPERATING REVENUES			
Dwelling rents	\$ -	\$ -	\$ 30,330
Other tenant revenue	-	-	345
Other revenue	-	22,442	-
Total Operating Revenues	<u>-</u>	<u>22,442</u>	<u>30,675</u>
OPERATING EXPENSES			
Administrative	44,126	169,379	6,989
Tenant services	41,270	10,077	1
Utilities	81,892	88	9,138
Maintenance	80,383	2,448	10,299
Insurance premiums	7,227	-	535
Other general expenses	20,038	4	277
Depreciation	-	92	11,249
Total Operating Expenses	<u>274,936</u>	<u>182,088</u>	<u>38,488</u>
Operating Income (Loss)	<u>(274,936)</u>	<u>(159,646)</u>	<u>(7,813)</u>
NON-OPERATING REVENUES (EXPENSES)			
Intergovernmental revenue	279,465	186,181	-
Interest income	(189)	278	8
Total Non-operating Revenue (Expenses)	<u>279,276</u>	<u>186,459</u>	<u>8</u>
Income (Loss) Before Transfers	4,340	26,813	(7,805)
Transfers	(3,527)	103,546	-
Change in Net Position	813	130,359	(7,805)
Total Net Position - Beginning	<u>175,968</u>	<u>(14,433)</u>	<u>310,220</u>
Total Net Position - Ending	<u>\$ 176,781</u>	<u>\$ 115,926</u>	<u>\$ 302,415</u>

Mental Health Services Act	814 F Street #1-4	CSBG	15-OMS 10674	Neighborhood Stabilization Program	Program Benefits	Total
\$ -	\$ -	\$ -	\$ -	\$ 206,620	\$ -	\$ 236,950
-	-	-	-	2,947	-	3,292
-	988	-	-	-	-	23,430
-	988	-	-	209,567	-	263,672
-	35,726	-	6,919	38,631	(102,219)	199,551
-	-	9,709	-	-	-	61,057
-	-	-	-	26,793	-	117,911
-	-	36	-	57,172	79,392	229,730
-	-	-	-	4,201	-	11,963
-	-	-	41,908	12,216	-	74,443
-	-	-	-	92,007	-	103,348
-	35,726	9,745	48,827	231,020	(22,827)	798,003
-	(34,738)	(9,745)	(48,827)	(21,453)	22,827	(534,331)
-	23,279	10,150	46,714	-	-	545,789
-	-	-	-	144	-	241
-	23,279	10,150	46,714	144	-	546,030
-	(11,459)	405	(2,113)	(21,309)	22,827	11,699
-	-	-	11,523	-	-	111,542
-	(11,459)	405	9,410	(21,309)	22,827	123,241
(12,773)	38,904	-	(9,410)	3,308,609	(181,355)	3,615,730
\$ (12,773)	\$ 27,445	\$ 405	\$ -	\$ 3,287,300	\$ (158,528)	\$ 3,738,971

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Cash Flows
State/Local
For the Year Ended March 31, 2017

	<u>Migrant</u>	<u>Community Development</u>	<u>Mental Health Housing Services</u>
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	\$ 3,847	\$ 22,442	\$ 30,764
Payments to suppliers	(291,568)	(80,922)	(21,410)
Payments to employees	(56,559)	(123,428)	(6,118)
Net Cash Provided (Used) by Operating Activities	<u>(344,280)</u>	<u>(181,908)</u>	<u>3,236</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Intergovernmental revenues received	323,936	129,128	-
Transfers from other funds	-	103,546	-
Transfers to other funds	(3,527)	-	-
Interfund loans received	-	35,500	-
Interfund loans repaid	-	(12,109)	-
Interfund loans repayments received	8,826	-	18,758
Net Cash Provided (Used) by Noncapital Financing Activities	<u>329,235</u>	<u>256,065</u>	<u>18,758</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	(189)	278	7
Net Cash Provided (Used) by Investing Activities	<u>(189)</u>	<u>278</u>	<u>7</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(15,234)	74,435	22,001
Balances - Beginning of the Year	122,675	-	1,025
Balances - End of the Year	<u>\$ 107,441</u>	<u>\$ 74,435</u>	<u>\$ 23,026</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating income (loss)	\$ (274,936)	\$ (159,646)	\$ (7,813)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	-	92	11,249
Decrease (increase) in:			
Accounts receivable - tenants, net	3,847	-	-
Pension adjustments - deferred outflows of resources	-	-	-
Increase (decrease) in:			
Accounts payable	(70,427)	350	307
Prepaid tenant rent	-	-	(2)
Accrued salaries and benefits	(446)	904	(13)
Security deposits payable	-	-	91
Pension adjustments - deferred inflows of resources	-	-	-
Net pension liability	-	-	-
OPEB liability	-	-	(580)
Compensated absences payable	(2,318)	(23,608)	(3)
Net Cash Provided (Used) by Operating Activities	<u>\$ (344,280)</u>	<u>\$ (181,908)</u>	<u>\$ 3,236</u>

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Mental Health Services Act	814 F Street #1-4	CSBG	15-OMS 10674	Neighborhood Stabilization Program	Program Benefits	Totals
\$ -	\$ 988	\$ -	\$ -	\$ 210,018	\$ -	\$ 268,059
-	(16,904)	(8,995)	(255,198)	(101,342)	-	(776,339)
-	(22,353)	-	(4,772)	(35,706)	-	(248,936)
-	(38,269)	(8,995)	(259,970)	72,970	-	(757,216)
-	42,840	10,001	251,274	-	-	757,179
-	-	-	11,523	-	-	115,069
-	-	-	-	-	-	(3,527)
-	-	-	-	-	-	35,500
(12,773)	-	(2,931)	(2,827)	(25,463)	-	(56,103)
-	22,317	-	-	177,939	-	227,840
(12,773)	65,157	7,070	259,970	152,476	-	1,075,958
-	-	-	-	141	-	237
-	-	-	-	141	-	237
(12,773)	26,888	(1,925)	-	225,587	-	318,979
-	-	-	-	11,630	-	135,330
\$ (12,773)	\$ 26,888	\$ (1,925)	\$ -	\$ 237,217	\$ -	\$ 454,309
\$ -	\$ (34,738)	\$ (9,745)	\$ (48,827)	\$ (21,453)	\$ 22,827	\$ (534,331)
-	-	-	-	92,007	-	103,348
-	-	-	-	1,161	-	5,008
-	-	-	-	(65)	16,173	16,108
-	(379)	750	(211,143)	1,577	-	(278,965)
-	-	-	-	(70)	-	(72)
-	6	-	-	388	-	839
-	-	-	-	(575)	-	(484)
-	-	-	-	-	(22,277)	(22,277)
-	-	-	-	-	(83,048)	(83,048)
-	-	-	-	-	48,443	47,863
-	(3,158)	-	-	-	17,882	(11,205)
\$ -	\$ (38,269)	\$ (8,995)	\$ (259,970)	\$ 72,970	\$ -	\$ (757,216)

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Combining Schedules - Other Federal

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Net Position
Other Federal
March 31, 2017

	<u>Devonshire</u>	<u>Devonshire Rehab</u>	<u>Program Benefits</u>	<u>Totals</u>
ASSETS				
Current Assets:				
Cash and investments	\$ 9,216	\$ -	\$ -	\$ 9,216
Receivables:				
Tenants, net	6,832	-	-	6,832
Operating reimbursements	-	121,963	-	121,963
Total Current Assets	<u>16,048</u>	<u>121,963</u>	<u>-</u>	<u>138,011</u>
Noncurrent Assets:				
Nondepreciable assets	210,007	389,186	-	599,193
Depreciable assets, net	881,021	-	-	881,021
Total Noncurrent Assets	<u>1,091,028</u>	<u>389,186</u>	<u>-</u>	<u>1,480,214</u>
Total Assets	<u>1,107,076</u>	<u>511,149</u>	<u>-</u>	<u>1,618,225</u>
DEFERRED OUTFLOWS OF RESOURCES				
Deferred pension adjustments	-	-	22,962	22,962
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>22,962</u>	<u>22,962</u>
LIABILITIES				
Current Liabilities:				
Accounts payable	6,612	141,058	-	147,670
Prepaid tenant rent	328	-	-	328
Accrued salaries and benefits	1,913	-	-	1,913
Security deposits payable	9,041	-	-	9,041
Due to other funds	326,906	5,800	-	332,706
Compensated absences payable	-	-	5,663	5,663
Loans payable	22,315	-	-	22,315
Total Current Liabilities	<u>367,115</u>	<u>146,858</u>	<u>5,663</u>	<u>519,636</u>
Noncurrent Liabilities:				
Net pension liability	-	-	62,284	62,284
OPEB liability	-	-	22,084	22,084
Compensated absences - net of current portion	-	-	2,488	2,488
Loans payable - net of current portion	1,112,685	-	-	1,112,685
Total Noncurrent Liabilities	<u>1,112,685</u>	<u>-</u>	<u>86,856</u>	<u>1,199,541</u>
Total Liabilities	<u>1,479,800</u>	<u>146,858</u>	<u>92,519</u>	<u>1,719,177</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred pension adjustments	-	-	2,735	2,735
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>2,735</u>	<u>2,735</u>
NET POSITION				
Net investment in capital assets	(43,972)	389,186	-	345,214
Unrestricted	(328,752)	(24,895)	(72,292)	(425,939)
Total Net Position	<u>\$ (372,724)</u>	<u>\$ 364,291</u>	<u>\$ (72,292)</u>	<u>\$ (80,725)</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Revenues, Expenses, and Changes in Net Position
Other Federal
For the Year Ended March 31, 2017

	<u>Devonshire</u>	<u>Devonshire Rehab</u>	<u>Program Benefits</u>	<u>Totals</u>
OPERATING REVENUES				
Dwelling rents	\$ 248,923	\$ -	\$ -	\$ 248,923
Other tenant revenue	4,600	-	-	4,600
Other revenue	4,339	-	-	4,339
Total Operating Revenues	<u>257,862</u>	<u>-</u>	<u>-</u>	<u>257,862</u>
OPERATING EXPENSES				
Administrative	41,030	-	17,273	58,303
Tenant services	31,509	-	-	31,509
Utilities	56,608	-	-	56,608
Maintenance	35,739	-	36,193	71,932
Insurance premiums	2,832	-	-	2,832
Other general expenses	5,942	(2,955)	-	2,987
Depreciation	33,001	-	-	33,001
Total Operating Expenses	<u>206,661</u>	<u>(2,955)</u>	<u>53,466</u>	<u>257,172</u>
Operating Income (Loss)	<u>51,201</u>	<u>2,955</u>	<u>(53,466)</u>	<u>690</u>
NON-OPERATING REVENUES (EXPENSES)				
Intergovernmental revenue	-	361,336	-	361,336
Interest income	3,496	-	-	3,496
Interest expense	(82,718)	-	-	(82,718)
Total Non-operating Revenue (Expenses)	<u>(79,222)</u>	<u>361,336</u>	<u>-</u>	<u>282,114</u>
Change in Net Position	<u>(28,021)</u>	<u>364,291</u>	<u>(53,466)</u>	<u>282,804</u>
Total Net Position - Beginning	<u>(344,703)</u>	<u>-</u>	<u>(18,826)</u>	<u>(363,529)</u>
Total Net Position - Ending	<u>\$ (372,724)</u>	<u>\$ 364,291</u>	<u>\$ (72,292)</u>	<u>\$ (80,725)</u>

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Cash Flows
Other Federal
For the Year Ended March 31, 2017

	<u>Devonshire</u>	<u>Devonshire Rehab</u>	<u>Program Benefits</u>	<u>Totals</u>
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	\$ 258,697	\$ -	\$ -	\$ 258,697
Payments to suppliers	(123,901)	2,955	-	(120,946)
Payments to employees	(61,009)	-	-	(61,009)
Net Cash Provided (Used) by Operating Activities	<u>73,787</u>	<u>2,955</u>	<u>-</u>	<u>76,742</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Intergovernmental revenues received	-	241,273	-	241,273
Interfund loans received	326,906	5,800	-	332,706
Interfund loans repayments received	167,465	-	-	167,465
Net Cash Provided (Used) by Noncapital Financing Activities	<u>494,371</u>	<u>247,073</u>	<u>-</u>	<u>741,444</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition of capital assets	-	(250,028)	-	(250,028)
Proceeds of debt	1,135,000	-	-	1,135,000
Principal paid on debt	(1,625,000)	-	-	(1,625,000)
Interest paid on debt	(82,718)	-	-	(82,718)
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(572,718)</u>	<u>(250,028)</u>	<u>-</u>	<u>(822,746)</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest income	3,495	-	-	3,495
Net Cash Provided (Used) by Investing Activities	<u>3,495</u>	<u>-</u>	<u>-</u>	<u>3,495</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(1,065)	-	-	(1,065)
Balances - Beginning of the Year	10,281	-	-	10,281
Balances - End of the Year	<u>\$ 9,216</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,216</u>

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Cash Flows
Other Federal
For the Year Ended March 31, 2017

	<u>Devonshire</u>	<u>Devonshire Rehab</u>	<u>Program Benefits</u>	<u>Totals</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating income (loss)	\$ 51,201	\$ 2,955	\$ (53,466)	\$ 690
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation	33,001	-	-	33,001
Decrease (increase) in:				
Accounts receivable - tenants, net	2,010	-	-	2,010
Pension adjustments - deferred outflows of resources	-	-	(16,058)	(16,058)
Increase (decrease) in:				
Accounts payable	(983)	-	-	(983)
Prepaid tenant rent	(136)	-	-	(136)
Accrued salaries and benefits	332	-	-	332
Security deposits payable	(1,039)	-	-	(1,039)
Pension adjustments - deferred inflows of resources	-	-	(200)	(200)
Net pension liability	-	-	39,489	39,489
OPEB liability	(8,526)	-	22,084	13,558
Compensated absences payable	(2,073)	-	8,151	6,078
Net Cash Provided (Used) by Operating Activities	<u>\$ 73,787</u>	<u>\$ 2,955</u>	<u>\$ -</u>	<u>\$ 76,742</u>

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Fiduciary Funds

- **Agency Funds**

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Net Position
Agency Funds
March 31, 2017

	<u>815 Bridge Street</u>	<u>899 Bridge Street</u>	<u>925 Bridge Street</u>	<u>1082 McCollum Avenue</u>
ASSETS				
Current Assets:				
Cash and investments	\$ 4,714	\$ 52,424	\$ 22,646	\$ 31,896
Accounts receivable - tenants, net	-	-	-	-
Due from other funds	-	-	-	-
Total Current Assets	<u>4,714</u>	<u>52,424</u>	<u>22,646</u>	<u>31,896</u>
Total Assets	<u>4,714</u>	<u>52,424</u>	<u>22,646</u>	<u>31,896</u>
LIABILITIES				
Current Liabilities:				
Accounts payable	748	643	452	634
Prepaid tenant rent	28	35	-	367
Security deposits payable	500	575	600	575
Due to other funds	-	-	-	-
Agency obligations	3,438	51,171	21,594	30,320
Total Current Liabilities	<u>4,714</u>	<u>52,424</u>	<u>22,646</u>	<u>31,896</u>
Total Liabilities	<u>\$ 4,714</u>	<u>\$ 52,424</u>	<u>\$ 22,646</u>	<u>\$ 31,896</u>

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1483 Gray Avenue	529 Main Street	545 Laurel Drive	732 Winslow Avenue	764 Regent Loop	825 Jones Street	829 Bridge Street	847 Chestnut Street
\$ 37,932	\$ 19,429	\$ 35,395	\$ 26,191	\$ 40,885	\$ 44,462	\$ 25,627	\$ 50,473
-	1,890	-	1,646	25	-	-	-
-	-	-	-	-	-	-	-
37,932	21,319	35,395	27,837	40,910	44,462	25,627	50,473
37,932	21,319	35,395	27,837	40,910	44,462	25,627	50,473
784	490	657	592	533	442	471	401
5	-	192	7	-	-	-	-
500	500	500	500	575	500	525	575
-	-	-	-	-	-	-	-
36,643	20,329	34,046	26,738	39,802	43,520	24,631	49,497
37,932	21,319	35,395	27,837	40,910	44,462	25,627	50,473
\$ 37,932	\$ 21,319	\$ 35,395	\$ 27,837	\$ 40,910	\$ 44,462	\$ 25,627	\$ 50,473

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Net Position
Agency Funds
March 31, 2017

	<u>1035 Oakwood Drive</u>	<u>625 Clark Avenue</u>	<u>716 Winslow Avenue</u>	<u>817 Bridge Street</u>
ASSETS				
Current Assets:				
Cash and investments	\$ 39,076	\$ 7,641	\$ 27,803	\$ (1,232)
Accounts receivable - tenants, net	-	-	-	-
Total Current Assets	<u>39,076</u>	<u>7,641</u>	<u>27,803</u>	<u>(1,232)</u>
Total Assets	<u>39,076</u>	<u>7,641</u>	<u>27,803</u>	<u>(1,232)</u>
LIABILITIES				
Current Liabilities:				
Accounts payable	483	-	4,037	448
Prepaid tenant rent	20	-	-	-
Security deposits payable	500	(25)	500	575
Agency obligations	38,073	7,666	23,266	(2,255)
Total Current Liabilities	<u>39,076</u>	<u>7,641</u>	<u>27,803</u>	<u>(1,232)</u>
Total Liabilities	<u>\$ 39,076</u>	<u>\$ 7,641</u>	<u>\$ 27,803</u>	<u>\$ (1,232)</u>

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<u>833 Bridge Street</u>	<u>614 Clark Avenue</u>	<u>590 Washington Avenue</u>	<u>Totals</u>
\$ (22,150)	\$ 21,147	\$ (27,525)	\$ 436,834
-	-	-	3,561
<u>(22,150)</u>	<u>21,147</u>	<u>(27,525)</u>	<u>440,395</u>
<u>(22,150)</u>	<u>21,147</u>	<u>(27,525)</u>	<u>440,395</u>
200	-	424	12,439
-	-	-	654
(25)	-	500	8,450
<u>(22,325)</u>	<u>21,147</u>	<u>(28,449)</u>	<u>418,852</u>
<u>(22,150)</u>	<u>21,147</u>	<u>(27,525)</u>	<u>440,395</u>
<u>\$ (22,150)</u>	<u>\$ 21,147</u>	<u>\$ (27,525)</u>	<u>\$ 440,395</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Changes in Net Position
Agency Funds
For the Year Ended March 31, 2017

	815 Bridge Street	899 Bridge Street	925 Bridge Street	1082 McCollum Avenue
OPERATING REVENUES				
Dwelling rents	\$ 7,656	\$ 12,960	\$ 10,500	\$ 10,716
Other tenant revenue	25	90	-	50
Interest income	9	39	17	75
Total Operating Revenues	<u>7,690</u>	<u>13,089</u>	<u>10,517</u>	<u>10,841</u>
OPERATING EXPENSES				
Administrative	1,839	1,800	1,800	1,800
Tenant services	-	-	-	-
Utilities	1,192	1,158	1,148	1,184
Maintenance	3,133	2,676	2,234	3,082
Insurance premiums	4	4	4	4
Other general expenses	-	-	-	-
Total Operating Expenses	<u>6,168</u>	<u>5,638</u>	<u>5,186</u>	<u>6,070</u>
Change in Net Assets	1,522	7,451	5,331	4,771
Total Agency Obligations - Beginning	<u>1,916</u>	<u>43,720</u>	<u>16,263</u>	<u>25,549</u>
Total Agency Obligations - Ending	<u>\$ 3,438</u>	<u>\$ 51,171</u>	<u>\$ 21,594</u>	<u>\$ 30,320</u>

Continued (Page 1 of 2)

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1483 Gray Avenue	529 Main Street	545 Laurel Drive	732 Winslow Avenue	764 Regent Loop	825 Jones Street	829 Bridge Street	847 Chestnut Street
\$ 10,716	\$ 9,450	\$ 11,976	\$ 10,232	\$ 12,108	\$ 11,340	\$ 12,300	\$ 11,340
20	262	25	25	50	-	-	-
26	2	23	20	24	29	27	33
<u>10,762</u>	<u>9,714</u>	<u>12,024</u>	<u>10,277</u>	<u>12,182</u>	<u>11,369</u>	<u>12,327</u>	<u>11,373</u>
1,832	1,832	1,800	1,800	1,800	1,800	1,839	1,800
-	-	-	-	-	-	-	-
1,199	1,244	1,207	1,148	1,135	1,149	1,357	1,290
2,521	2,546	2,022	2,204	2,560	1,465	1,796	1,585
4	4	4	4	4	4	4	4
-	-	-	-	-	-	-	-
<u>5,556</u>	<u>5,626</u>	<u>5,033</u>	<u>5,156</u>	<u>5,499</u>	<u>4,418</u>	<u>4,996</u>	<u>4,679</u>
5,206	4,088	6,991	5,121	6,683	6,951	7,331	6,694
<u>31,437</u>	<u>16,241</u>	<u>27,055</u>	<u>21,617</u>	<u>33,119</u>	<u>36,569</u>	<u>17,300</u>	<u>42,803</u>
<u>\$ 36,643</u>	<u>\$ 20,329</u>	<u>\$ 34,046</u>	<u>\$ 26,738</u>	<u>\$ 39,802</u>	<u>\$ 43,520</u>	<u>\$ 24,631</u>	<u>\$ 49,497</u>

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Schedule of Changes in Net Position
Agency Funds
For the Year Ended March 31, 2017

	1035 Oakwood Drive	625 Clark Avenue	716 Winslow Avenue	817 Bridge Street
OPERATING REVENUES				
Dwelling rents	\$ 11,340	\$ -	\$ 13,200	\$ -
Other tenant revenue	25	48	40	5,853
Interest income	34	-	18	12
Total Operating Revenues	<u>11,399</u>	<u>48</u>	<u>13,258</u>	<u>5,865</u>
OPERATING EXPENSES				
Administrative	1,800	900	1,800	1,800
Utilities	1,167	709	1,327	1,140
Maintenance	2,478	1,119	6,263	2,939
Insurance premiums	4	4	4	4
Total Operating Expenses	<u>5,449</u>	<u>2,732</u>	<u>9,394</u>	<u>5,883</u>
Change in Net Assets	5,950	(2,684)	3,864	(18)
Total Agency Obligations - Beginning	<u>32,123</u>	<u>10,350</u>	<u>19,402</u>	<u>(2,237)</u>
Total Agency Obligations - Ending	<u>\$ 38,073</u>	<u>\$ 7,666</u>	<u>\$ 23,266</u>	<u>\$ (2,255)</u>

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<u>833 Bridge Street</u>	<u>614 Clark Avenue</u>	<u>590 Washington Avenue</u>	<u>Totals</u>
\$ (248)	\$ 1,187	\$ 8,532	\$ 165,305
50	230	103	6,896
-	2	7	397
<u>(198)</u>	<u>1,419</u>	<u>8,642</u>	<u>172,598</u>
1,500	1,500	7,474	38,516
-	822	1,160	20,736
1,878	2,458	2,415	47,374
4	4	4	76
<u>3,382</u>	<u>4,784</u>	<u>11,053</u>	<u>106,702</u>
(3,580)	(3,365)	(2,411)	65,896
<u>(18,745)</u>	<u>24,512</u>	<u>(26,038)</u>	<u>352,956</u>
<u>\$ (22,325)</u>	<u>\$ 21,147</u>	<u>\$ (28,449)</u>	<u>\$ 418,852</u>

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INDEPENDENT AUDITOR'S MANAGEMENT LETTER

To the Board of Commissioners
Regional Housing Authority of Sutter and Nevada Counties
Yuba City, California

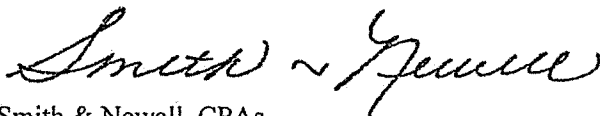
In planning and performing our audit of the financial statements of the Regional Housing Authority of Sutter and Nevada Counties, (Authority) as of and for the year ended March 31, 2017, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing an opinion on the financial statements but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

During our audit we noted certain matters involving internal control and other operational matters that are presented for your consideration. These management letter findings and recommendations, all of which have been discussed with the appropriate members of management, are intended to improve internal control or result in other operating efficiencies and are described in the attached Appendix A. The attached Appendix B contains the status of prior year findings. The attached Appendix C contains management's corrective action plan for the current year findings and recommendations.

Our audit procedures are designed primarily to enable us to form an opinion on the financial statements, and therefore may not bring to light all weaknesses in policies or procedures that may exist. It is our intention to use our knowledge of the Authority gained during our work to make comments and suggestions that will be useful to you.

We would be pleased to discuss these comments and recommendations with you at any time.

This communication is intended solely for the information and use of management, the Board of Commissioners and others with the Authority and is not intended to be, and should not be, used by anyone other than these specified parties.



Smith & Newell, CPAs
Yuba City, California
July 31, 2017

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Appendix A: Management Letter Findings and Recommendations
For the Fiscal Year Ended March 31, 2017

CURRENT YEAR FINDINGS AND RECOMMENDATIONS

Payroll Tax Withholdings

Condition

During our testing of payroll transactions, we noted that the state income tax withholding for 2 out of the 5 employees test did not agree to the employee completed DE 4 form.

Cause

The employee requested state income tax withholding per form DE 4 was not correctly input into the Authority's payroll program.

Criteria

Employee payroll income tax withholdings should agree with the amount authorized on the employee completed form DE 4.

Effect of Condition

The Authority is withholding the incorrect amount of state income tax for two employees.

Recommendation

We recommend that the Authority perform controls to verify that all payroll information entered into the payroll program is accurate.

Year End Closing Process

Condition

At the time of our audit we noted that the financial statements as presented to us contained misstatements that required adjustments. Many of these adjustments were noted by the Authority and presented to us during our audit fieldwork. However, some of the adjustments were noted as a part of the audit process.

Cause

The process to close the Authority's accounting records and produce the annual financial report is labor intensive and the reports produced by the accounting system can require additional analysis and reconciliation.

Criteria

Government auditing standards require independent auditors to evaluate all unadjusted misstatements of financial statements. Also, producing timely audited financial statements is more difficult when adjustments are not recorded prior to the start of the annual audit.

Effect of Condition

The financial statements as presented to us for audit contained misstatements and required adjustment.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Appendix A: Management Letter Findings and Recommendations
For the Fiscal Year Ended March 31, 2017

CURRENT YEAR FINDINGS AND RECOMMENDATIONS (CONTINUED)

Year End Closing Process (Continued)

Recommendation

We recommend that the Authority strive to record all adjustments prior to the start of the annual audit.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Appendix B: Status of Prior Year Recommendations
For the Fiscal Year Ended March 31, 2017

STATUS OF PRIOR YEAR RECOMMENDATIONS

None

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Appendix C: Management's Corrective Action Plan
For the Fiscal Year Ended March 31, 2017

Payroll Tax Withholdings

We recommend that the Authority perform controls to verify that all payroll information entered into the payroll program is accurate.

Responsible Individual: Gail Allen

Corrective Action Plan: Regional Housing Authority Staff inadvertently used the federal W-4 rather than State DE-4 to determine the State withholding for two individuals. All employee records have now been reviewed and, going forward, will be rechecked with all January updates.

Anticipated Completion Date: June 15, 2017

Year End Closing Process

We recommend that the Authority strive to record all adjustments prior to the start of the annual audit.

Responsible Individual: Gail Allen

Corrective Action Plan: Regional Housing Authority Staff either provided Excel spreadsheets that tied out to the bank statements, but not the database or split end of year net income incorrectly. Both issues were immediately resolved and, going forward, all spreadsheets will be reconciled monthly with the database.

Anticipated Completion Date: June 15, 2017



Regional Housing Authority

Serving the Communities of: Cities of Live Oak, Yuba City
and Colusa, Counties of Sutter, Nevada, 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
Website: www.RegionalHA.org

RESOLUTION 17-1530

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY
AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR COMMUNITY SERVICES BLOCK GRANT
FUNDS IN THE AMOUNT NOT TO EXCEED \$10,000 TO THE SUTTER COUNTY COMMUNITY ACTION
AGENCY**

WHEREAS, the Regional Housing Authority (Authority) operates low income family housing pursuant to the United States Department of Housing and Urban Development (HUD) regulations; and

WHEREAS, HUD requires the Authority assist families in developing self-sufficiency and eliminating the need for government assistance; and

WHEREAS, the Sutter County Community Action Agency has Community Services funds available for the purpose of providing self-sufficiency programs; and

WHEREAS, the project cost of the program is \$10,000; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to submit an application for a Community Services Block Grant in an amount not to exceed \$10,000 to the Sutter County Community Action Agency and to sign all documents necessary for submittal of the application.

This Resolution was approved at the regular meeting of the Board of Commissioners, this 4th day of October 2017.

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____
Dan Miller, Chairperson



The Housing Authority is an equal opportunity employer and housing provider.



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Regional Housing Authority

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RESOLUTION 17-1531

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY
AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR COMMUNITY SERVICES BLOCK GRANT
FUNDS IN THE AMOUNT NOT TO EXCEED \$10,000 TO THE YUBA COUNTY COMMUNITY SERVICES
COMMISSION**

WHEREAS, the Regional Housing Authority (Authority) operates low income family housing pursuant to the United States Department of Housing and Urban Development (HUD) regulations; and

WHEREAS, HUD requires the Authority assist families in developing self-sufficiency and eliminating the need for government assistance; and

WHEREAS, the Yuba County Community Services Commission has Community Services funds available for the purpose of providing self-sufficiency programs; and

WHEREAS, the project cost of the program is \$10,000; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to submit an application for a Community Services Block Grant in an amount not to exceed \$10,000 to the Yuba County Community Services Commission and to sign all documents necessary for submittal of the application.

This Resolution was approved at the regular meeting of the Board of Commissioners, this 4th day of October 2017.

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____
Dan Miller, Chairperson



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Regional Housing Authority

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RESOLUTION 17-1532

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY ADOPTION OF THE FAMILY SELF SUFFICIENCY ACTION PLAN

WHEREAS, the Regional Housing Authority (RHA) administers a Family Self Sufficiency program for both Housing Choice Voucher participants and Public Housing residents; and

WHEREAS, federal regulations require RHA to review and update the Action Plan for the Family Self Sufficiency program annually and submit with the PHA's Annual Plan; and

WHEREAS, the proposed 2017-2018 edition of the Action Plan must be submitted to HUD by January 17, 2018;

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

1. The Board finds that RHA needs to adopt an updated Action Plan this year.
2. A copy of the Action Plan is posted online at www.regionalha.org.
3. The Action Plan, is hereby adopted for use by RHA and is effective 11/1/2017.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on October 4, 2017, by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

(SEAL)

ATTEST: _____
Dan Miller, Chair



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Regional Housing Authority

Family Self Sufficiency Program

Action Plan

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Regional Housing Authority

Family Self Sufficiency Action Plan

1. PURPOSE

The purpose of the Family Self Sufficiency (FSS) program is to promote the development of local strategies to coordinate the use of Department of Housing and Urban Development (HUD) Housing Choice Voucher program with public and private resources to enable families eligible to receive assistance under these programs to achieve economic independence and self-sufficiency.

2. PROGRAM OBJECTIVE

The objective of the Family Self Sufficiency program is to reduce the dependency of low-income families on welfare assistance, HCV assistance, and other Federal, State and local subsidies.

The FSS program links participants to high-quality, comprehensive supportive services including education, job training, counseling, and other forms of social service assistance necessary to achieve self-sufficiency. A successful FSS program will enhance the standard of living and self-esteem of the participants as they become more productive members of the community and are no longer dependent on governmental assistance.

3. TERMINOLOGY

The Regional Housing Authority is referred to as “PHA” throughout this document.

“Family” is used interchangeably with “Applicant” or “Participant” and can refer to a single person family.

See **Section 19, Definition of Terms** for definitions of additional terms found in this document.

4. DESCRIPTION OF FAMILIES EXPECTED TO PARTICIPATE

A. Demographics

The PHA has 1,644 families (including portables) receiving housing assistance, and 1,000 families awaiting rental assistance on the PHA waitlist as of August 30, 2017. The following demographics describe characteristics of the families receiving housing assistance and the current FSS participants in the PHA’s FSS program as of August 30, 2017. It is expected that future FSS families will continue to mirror the current demographics.

<u>Race/Ethnicity</u>	<u>Recipients</u>	<u>FSS Participants</u>
Hispanic	22%	35%
White/Non Hispanic	61%	50%
Black	7%	9%
Amer. Indian	2%	3%
Asian	8%	0%

B. Number of Families Expected to Participate

In 1993, HUD awarded the PHA one increment of twenty-five (25) units for use in the FSS program. The PHA had in the past contracted out the administration of the FSS program to other agencies, such as Grace Source, Inc. and the Yuba County Housing Authority. Effective February 1, 2002 the PHA brought back the administration of the FSS program. In 2015 the PHA absorbed Yuba County Housing Authority's entire program including their FSS participants. The PHA intends to continue enrollment and maintain as many families in the FSS program that two (2) FSS Coordinators can serve successfully or as required by current HUD guidelines.

5. IMPLEMENTATION SCHEDULE

The PHA implemented the FSS program in 1993 as required by HUD regulations. The PHA will implement any additional subsidies awarded in the future in accordance with HUD regulations.

6. PROGRAM COORDINATING COMMITTEE

The PHA established a Program Coordinating Committee (PCC) in 1993 to assist the FSS program in securing commitments of public and private resources for the operation of the FSS program. The PHA will continue to maintain the PCC in accordance with HUD regulations.

A. Membership

The PCC membership must include a representative from the PHA and a participant from the FSS program. Additional members will be recruited from the local welfare agency, social service agencies, educational institutions, JOBS/WIA programs, and other public and private organizations that can be of assistance to FSS participants.

B. Responsibilities

1) Role of the PCC

- a) The PCC will act as an advisory body to the FSS program; and
- b) The PCC will enable the FSS program to access community resources and obtain commitments for services from social service providers; and
- c) The PCC will expedite and coordinate agreements between the PHA and potential service providers; and
- d) The PCC will provide a forum to promote collaboration and to eliminate duplication of services between agencies that serve the needs of low-income persons.
- e) The PCC will meet at least two (2) times annually.

7. OUTREACH EFFORTS

The PHA will recruit potential FSS participants through a variety of modes to ensure that all eligible families are aware of the opportunities available through the FSS program. Recruitment activities will include, but are not limited to: mailing informational brochures to all HCV participants at each annual recertification; including FSS information in PHA publications; informing all incoming applicants at their HCV briefing; posting FSS information on bulletin boards; providing informational brochures at the PHA office and other social service agencies; and providing information regarding the FSS program to case workers from other social service agencies.

If these measures do not result in sufficient enrollment in the FSS program according to HUD requirements, the PHA will implement additional outreach activities to recruit eligible HCV participants.

8. FAMILY SELECTION PROCEDURES

Families selected for participation in the FSS program will be current participants of the PHA's HCV or Public Housing programs.

A. FSS Preferences

The PHA gives a FSS selection preference to incoming portable families with active FSS Contracts of Participation in accordance with **Section 16A** of this Plan.

B. FSS Application Process

1) FSS Briefing

The PHA will invite eligible HCV recipients to attend a FSS briefing that will explain the benefits and requirements of the FSS program. Prospective FSS participants will be given an application for the FSS program, in addition to informational materials describing the program.

2) Applications

Submittal of a completed application form constitutes notification to the PHA of the applicant's interest in the FSS program.

C. FSS Eligibility

1) *The PHA will consider a family eligible for the FSS program when the following conditions are met:*

- a) The family has attended a briefing on the FSS program; and
- b) The family has submitted a completed FSS application; and
- c) The family does not owe money to the PHA or any other Housing Authority; and
- d) A PHA review of the family's HCV file reveals the family is in compliance with its family obligations as defined by HUD regulations or the PHA's Administrative Plan, including Housing Quality Standards (HQS) requirements.

2) *Incoming Portability Families with Current FSS Contracts of Participation:*

FSS participants from other PHA jurisdictions who exercise portability into the jurisdiction of the Regional Housing Authority will be admitted into the FSS program in accordance with the portability guidelines in **Section 16A** of this plan.

D. Denial of Participation in FSS

The PHA, at its discretion, may deny participation in the FSS program to a family that previously participated and was terminated from FSS because it did not meet its FSS obligations according to its Contract of Participation.

Families denied participation in the FSS program may request an Informal Hearing to determine whether the decision was made in accordance with HUD regulations and the guidelines in this plan. The request for an Informal Hearing must be made in writing within ten (10) business days of the date of notification of the decision to deny participation.

E. Certification of Nondiscrimination

The PHA shall not deny any family or individual the equal opportunity to apply for or participate in the FSS program on the basis of race, color, sex, religion, creed, national or ethnic origin, age, familial or marital status, handicap or disability, or sexual orientation in full compliance with applicable Civil Rights laws.

The Regional Housing Authority will not discriminate against otherwise qualified persons because of their disabilities and will make reasonable accommodations to the person's disability to allow participation in the FSS program. The PHA may decide that an accommodation is not reasonable if it causes undue financial and/or administrative burdens.

9. ACTIVITIES AND SUPPORT SERVICES

A. Certification of Coordination

The PCC meets at least semi-annually to review the progress of the FSS programs, to facilitate coordination of services, to share program information, and to exchange outreach and program implementation strategies.

The PHA will initiate MOUs with other local organizations as warranted to facilitate the goals and objectives of the FSS program, and to promote successful strategies for participants in the FSS program.

B. Monitoring of Service Quality

The PHA will monitor the quality of service provided to FSS families by social service, educational, job training and other agencies. The monitoring will consist of two elements.

1) FSS Participant Referral for Services

The PHA will provide FSS participants with referral forms. The referral form will be completed by the agency providing the service to ensure the participant did meet with the agency, and the participant did follow through with any scheduled appointments or classes.

2) Service Provider Review

The PHA will require all FSS participants who were referred to another agency for services to complete a verbal or written review of the quality of service provided.

10. INCENTIVES TO ENCOURAGE PARTICIPATION

A. Escrow Accounts

The PHA will establish and deposit funds to FSS escrow accounts for FSS participants according to HUD guidelines. Escrow funds will be disbursed to FSS participants under the conditions described in **Section 14** of this document.

B. Individual Training and Services Plan

The PHA will assist each FSS family to develop an Individual Training and Services Plan (ITSP) to help the participant determine the actions necessary to become self-sufficient. The ITSP will be a component of the participant's Contract of Participation. All FSS ITSPs will include an interim goal that all family members will be free from welfare assistance for a period of at least one year prior to the expiration of the FSS Contract of Participation.

C. Training, Education, and Workshops

Through the PCC and other forums, the PHA will link FSS participants with job training, educational, and social service agencies to provide the supportive services necessary to develop self-sufficiency. In addition, FSS families will be provided with information on local

homeownership opportunities and workshops essential to money management and economic self-sufficiency.

11. CONTRACT OF PARTICIPATION

All applicants selected for participation in the FSS program will be required to sign a five-year Contract of Participation. The PHA will use a contract format approved by HUD. The contract will include an Individual Training and Services Plan (ITSP) as defined in **Section 11B** of this plan. The contract will include the family's annual income, earned income, and the family rent in effect as of the effective date of the contract.

A. Family Responsibilities

Family responsibilities under the Contract of Participation include, but are not limited to, the following requirements:

1) Head of Household Must

- a) Seek and maintain suitable employment throughout the term of the contract; and
- b) Complete activities in the ITSP within the specified dates; and
- c) Provide the PHA with information about the family's participation in the FSS program upon request, including information regarding employment, job interviews, training, educational attendance, and other FSS services and activities.

2) All Family Members Must

- d) Comply with the terms of the HCV program and the lease; and
- e) Comply with the family obligations under the HCV program; and
- f) Live in the jurisdiction of the FSS program at least twelve (12) consecutive months from the effective date of the contract, unless waived by the PHA.

B. Requirements for Successful Completion of the Contract of Participation

The contract will be successfully completed when the PHA determines that the family has fulfilled everyone of its responsibilities under the contract; *or*, thirty percent (30%) of the family's monthly adjusted income equals or exceeds the Fair Market Rent (FMR) in effect at the time for the unit size for which the family qualifies under the PHA's Subsidy Standards.

C. Contract Extensions

A participant in the FSS program may request an extension of the contract if the family is unable to complete its goals within the five-year period due to circumstances beyond the family's control. Examples of such a circumstance would be a serious illness or involuntary loss of employment for the head of household. Requests for a contract extension must be made in writing by the head of household. The PHA staff person responsible for the administration of the

FSS program and at least one (1) other member of the PHA management staff will review extension requests. The PHA will grant no more than two (2) extensions of one (1) year each. Extensions are granted at the discretion of the PHA.

Families denied contract extensions may request an Informal Hearing to determine whether the decision was made in accordance with HUD regulations and the guidelines in this plan. The request for an Informal Hearing must be made in writing within ten (10) business days of the date of notification of the decision to deny the extension.

D. Procedures for Graduation

1) FSS Family Responsibilities.

To successfully graduate from the program, the family must:

- a) Submit a request for consideration for graduation in writing to the PHA; and
- b) Demonstrate that all interim and final goals in the Contract of Participation were completed on or before the expiration date of the contract; and
- c) Submit verification that all household members are independent of welfare assistance and have been for 12 consecutive months prior to the expiration of the FSS Contract (not counting transitional assistance); and
- d) Submit verification that the head of household is suitably employed.

2) PHA Responsibilities

- a) The PHA staff person responsible for the administration of the FSS program and at least one (1) other member of the PHA management staff will review the request for consideration for graduation.
- b) The PHA will respond in writing to a request for consideration for graduation within ten (10) calendar days of the receipt of the request and all required verifications.
- c) The PHA will disburse any accumulated escrow funds to the family upon determination of successful graduation under the guidelines in **Section 14** of this document.

E. Denial of Graduation Request

If the PHA determines that a participant did not successfully graduate from the FSS program, the participant may request an Informal Hearing to determine whether the decision to deny graduation was made in accordance with HUD regulations and the guidelines in this plan. A request for an Informal Hearing must be made in writing within ten (10) business days of the date of the PHA's notification of the decision to deny graduation from the FSS program.

If the PHA determines the family did not successfully graduate from the FSS program, the family will forfeit the funds in its FSS escrow account. The PHA will use forfeited escrow funds in accordance with **Section 13C** of this plan.

12. MAINTENANCE OF ESCROW ACCOUNTS

The PHA maintains FSS escrow accounts for FSS participants whose portion of the rent increases due to an increase in their earned income. The escrow funds will be deposited in an interest-bearing, HUD-approved investment. Escrow credits will be deposited to the FSS account in accordance with HUD regulations.

A. Calculation of Escrow

FSS escrow credits will be calculated monthly and in accordance with HUD regulations. Interest on the FSS escrow account balances will be allocated monthly.

B. Escrow Reports to Families

Escrow account reports will be sent to each FSS family quarterly. The report will include the escrow balance at the beginning of the reporting period, the amount of the family's escrow credits for the period, any deductions made from the account for the period, the amount of interest earned for the period, and the total balance in the account at the end of the reporting period.

C. Forfeiture of Escrow Funds

A participating family has no right to any funds from its FSS escrow account if the family's Contract of Participation is terminated, declared null and void, or the PHA determines the family did not successfully graduate from the FSS program. The PHA will close the family's escrow account and will treat forfeited escrow funds as program receipts under the HCV program guidelines, or in accordance with HUD regulations at the time of the forfeiture.

13. ESCROW DISBURSEMENTS

A. Interim Disbursements

A family participating in the FSS program may request an interim disbursement of escrow funds. The PHA staff person responsible for the administration of the FSS program and at least one (1) other member of the PHA management staff will review interim disbursement requests.

The PHA will inform the family in writing within ten (10) business days of the approval or disapproval of the interim disbursement request.

Families denied an interim disbursement may request an Informal Hearing to determine whether the decision was made in accordance with HUD regulations and the guidelines in this plan. The request for an Informal Hearing must be made in writing within ten (10) business days of the date of notification of the decision to deny the interim disbursement.

1) Procedure

Interim disbursements will be made at the discretion of the PHA under the following conditions:

- a) The funds are needed to complete goals in the family's Contract of Participation (example: to pay for school costs or transportation to work); and
- b) The family can demonstrate completion of specific interim goals from its Contract of Participation; and
- c) Interim disbursements may be granted for no more than 50 percent of the family's escrow balance at the time of the request; and
- d) The PHA will not grant more than two (2) interim disbursements per FSS family; and
- e) Requests must be made in writing and include verification that the funds are required for the completion of a goal under the family's Contract of Participation; and
- f) Interim escrow disbursements will be paid in the form of a check made payable directly to the agency, business, or individual providing the required items or services.

B. Final Disbursements

The participating family will receive a disbursement of its escrow funds upon successful completion of the Contract of Participation. The PHA staff person responsible for the administration of the FSS program and at least one (1) other member of the PHA management staff will review final disbursement requests. The family may use its final disbursement escrow funds for any purpose. However, the FSS Coordinator may require the family to develop a plan for the use of the funds as a component of the ITSP.

1) Procedure

Upon determination of successful graduation from the FSS program, the family will receive a disbursement of the funds accumulated in its escrow account under the following conditions:

- a) Any money owed to the PHA will be withheld from the total escrow amount before disbursement; and
- b) The family must certify that it no longer receives any Federal, State, or other public assistance and that it has not received any welfare assistance for 12 consecutive months prior to the expiration of the FSS Contract. This prohibition does not include HCV or transitional assistance; and
- c) The head of household must provide verification of suitable employment.

14. TERMINATION OR WITHHOLDING OF SERVICES

The FSS Contract of Participation will be terminated if the FSS family's HCV participation is terminated.

The PHA may withhold supportive services to FSS families who do not comply with the family responsibilities in the FSS Contract of Participation.

A. Termination of the Contract of Participation

1) The PHA may terminate the family's Contract of Participation if:

- a) The family and the PHA agree to terminate the contract; or
- b) The PHA determines the family has not fulfilled its responsibilities under the FSS program; or
- c) The family withdraws from the FSS program; or
- d) An act occurs that is inconsistent with the purpose of the FSS program (such as noncompliance with the lease, noncompliance with the HCV program family obligations, fraud, or a violent or drug related criminal act); or
- e) The PHA is permitted in accordance with HUD requirements; or
- f) The PHA attempts to contact the family in writing or by phone, and the family does not respond to the contact; or
- g) The family does not complete the contract prior to the expiration date; or
- h) The family exercises portability to a jurisdiction that does not have a FSS program or the family is not accepted into the new jurisdiction's FSS program.

B. Termination Procedures

The PHA staff person responsible for the administration of the FSS program and at least one (1) other member of the PHA management staff will make the decision to terminate a family from the FSS program.

The PHA will notify the family of the termination of its FSS Contract of Participation by mail. The family may request an Informal Hearing to determine whether the decision to terminate FSS participation was made in accordance with HUD regulations and the guidelines in this plan. A request for an Informal Hearing must be made in writing within ten (10) business days of the date of notification of the decision to terminate participation.

15. PORTABILITY

A. Incoming Portables

The PHA is not obligated to accept incoming portable FSS participants into the FSS program. Acceptance of incoming portable clients into the PHA FSS program is entirely at the discretion of the PHA.

It is the responsibility of all FSS families exercising portability into the jurisdiction of the PHA to notify the PHA of their status in the FSS program. If the PHA accepts the family into the FSS program, the PHA will execute a new FSS Contract of Participation.

1) Procedures

- a) The PHA will contact the initial Housing Authority to request a copy of the family's Contract of Participation and to request transfer of any escrow funds if the family's voucher is absorbed.
- b) Incoming portable families must complete a PHA FSS application and any assessments or assignments necessary to complete an ITSP, prior to signing a FSS Contract of Participation.
- c) Incoming portable FSS families will not begin to receive escrow credits from the PHA until the effective date of the FSS Contract of Participation executed by the PHA.
- d) Incoming portable families whose vouchers are not absorbed may continue in the FSS program of the initial PHA, if the initial PHA is willing to maintain the Contract of Participation and the FSS escrow account. If the voucher is absorbed at a later date, the family must execute a new FSS Contract of Participation with the receiving PHA or be terminated from the FSS program.

B. Denial of Acceptance of an Incoming Portable

The PHA will notify the incoming portable family of the denial of acceptance by mail. An incoming portable family with a current FSS Contract of Participation from its initial PHA that is denied acceptance into the FSS program of the Regional Housing Authority may request an Informal Hearing to determine whether the decision to deny acceptance was made in accordance with HUD regulations and the guidelines in this plan. A request for an Informal Hearing must be made in writing within ten (10) business days of the date of notification of the decision to deny acceptance.

C. Outgoing Portables

It is the responsibility of the FSS family to inform the receiving Housing Authority of its FSS status and to contact the FSS Coordinator at the receiving Housing Authority.

1) Procedures

- a) The PHA will make a good faith effort to locate and contact, a FSS family that exercises portability to another jurisdiction. If the family does not respond within thirty (30) days, the PHA may terminate the family's FSS contract in accordance with **Section 15** of this plan. If the contract is terminated, the family's escrow will be forfeited.
- b) The PHA will notify the receiving Housing Authority that the family has an active FSS Contract of Participation and an escrow account, if applicable.
- c) If the family's voucher **is absorbed** by the receiving housing authority and the family is accepted into the receiving housing authority's FSS program, the contract and escrow account funds will be transferred to the receiving housing authority.
- d) If the family's voucher **is not absorbed** by the receiving housing authority, **and** if the family can demonstrate that it can fulfill its responsibilities under the FSS contract in the new location the PHA may allow the family to continue in the PHA's FSS program. In this case, the family

must relocate to a jurisdiction within fifty miles of the PHA to ensure the PHA can adequately oversee the family's participation in the program.

e) At its discretion, the PHA may terminate the family's Contract of Participation in accordance with **Section 15** of this plan if the family exercises portability to a jurisdiction that does not have a FSS program or if the family is not accepted into the new jurisdiction's FSS program.

16. COMPLIANCE WITH PIC FILING REQUIREMENT

The PHA will submit PIC filing in accordance with Section Eight Management Assessment Program (SEMAP) requirements.

17. MEASUREMENT OF OUTCOMES

The PHA maintains a database on FSS program participants. This information is submitted to HUD in the required PIC 50058 format. In accordance with SEMAP requirements, the PHA will calculate the percentage of mandatory FSS slots filled and the percentage of FSS participants with escrow balances at least biannually.

18. FAMILY'S RIGHT TO CONTINUED HOUSING CHOICE VOUCHER ASSISTANCE

Participation in the FSS program is voluntary and is not required to receive HCV assistance. A family's election not to participate in the FSS program will not affect the family's admission to, or continued participation in, the HCV program. Such decision will not affect the family's right to occupancy in accordance with its lease.

19. DEFINITION OF TERMS

The following are definitions of terminology used throughout this document.

A. Acronyms

ACC	Annual Contributions Contract
CFR	Code of Federal Regulations. Commonly referred to as "the regulations."
HQS	Housing Quality Standards
HCV	Housing Choice Voucher (Section 8)
HUD	Department of Housing and Urban Development
ITSP	Individual Training and Services Plan
PHA	Public Housing Agency. The Consolidated Area Housing Authority of Sutter County is referred to as the PHA throughout this document.
SEMAP	Section Eight Management Assessment Program

B. Terms

Absorption. In portability, the point at which a receiving PHA stops billing the initial PHA for assistance on behalf of a portability family. The receiving PHA uses funds available under the receiving PHA's consolidated ACC.

Administrative Plan. The HUD required written policy of the PHA governing its administration of the HCV program.

Applicant (or applicant family). A family that has applied for admission to a program but is not yet a participant in the program.

Annual Contributions Contract (ACC). A written contract between HUD and a PHA. Under the contract, HUD agrees to provide funding for operation of the program, and the PHA agrees to comply with HUD requirements for the program.

Contract of Participation. HUD form 52650. A five-year contract between the Head of Household and the PHA. The Contract of Participation must include an Individual Training and Services Plan (ITSP). The effective date of the Contract of Participation is the first day of the month following execution of the contract by the Head of Household and the PHA.

Family Self Sufficiency Program (FSS). The program established by the PHA to promote self-sufficiency of assisted families, including the provision of supportive services.

Head of Household. The head of household is the person who assumes legal and financial responsibility for the household and is listed on the HCV application as head.

Housing Quality Standards (HQS). The HUD minimum quality standards for housing assistance under the tenant-based programs.

HUD Requirements. HUD requirements for the HCV and FSS programs. HUD requirements are issued by HUD headquarters as regulations. Federal Register notices or other binding program directives.

Incoming Portable. A family that has left the jurisdiction of its initial PHA and has leased a unit in the jurisdiction of the Regional Housing Authority.

Initial PHA. In portability, the term refers to both:

A PHA that originally selected a family that decides to move out of the jurisdiction of the selecting PHA; and

A PHA that absorbed a family that later decides to move out of the jurisdiction of the absorbing PHA.

Outgoing Portable. A family initially leased up in the jurisdiction of the Regional Housing Authority that moves to a new (receiving) PHA's jurisdiction.

Participant. A family that has been admitted to the PHA's FSS program. The family becomes a participant on the effective date of the Contract of Participation.

Portability. Renting a dwelling unit with Housing Choice Voucher tenant-based assistance outside the jurisdiction of the initial family's PHA.

Program Receipts. HUD payments to the PHA under the consolidated ACC, and any other amounts received by the PHA in connection with the HCV program.

Public Assistance. Welfare or other payments to families or individuals, based on need, which are made under programs funded, separately or jointly, by Federal, State, or local governments.

Public Housing Agency (PHA). Any state, county, municipality, or other governmental entity or public body, which is authorized to administer the HCV program (or an agency or instrumentality of such an entity). The Regional Housing Authority is referred to as the PHA throughout this document.

Receiving PHA. In portability, a PHA that receives a family selected for participation in the tenant-based program of another PHA. The receiving PHA issues a voucher and provides program assistance to the family.

Section Eight Management Assessment Program (SEMAP). A set of criteria established by HUD for rating of housing authority performance. Housing authorities are given points for performance under a number of indicators.

Tenant Rent. The amount payable monthly by the family as rent to the unit owner.

Utility Allowance. When the cost of utilities (except phone) is not included in the Contract Rent but is the responsibility of the tenant, the PHA estimates the cost of a reasonable consumption of utilities for an assisted unit. The utility allowance is only applicable to the portion of utilities paid by the tenant.

Welfare Assistance. Income assistance from Federal or State welfare programs, including assistance provided under TANF (formerly AFDC) and general assistance. Does not include assistance directed solely to meeting housing expenses, nor programs that provide health care, childcare or other services for working families.



Regional Housing Authority

Serving the Communities of: Cities of Live Oak, Yuba City and Colusa, Counties of Sutter, Nevada, Yuba and Colusa
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RESOLUTION NO. 17-1533

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY APPROVAL OF THE FLAT RENTS FOR LOW INCOME PUBLIC HOUSING

WHEREAS, the Regional Housing Authority (the "Authority") owns and manages 173 units of Public Housing; and

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

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

WHEREAS, RHA will present two rent options to the family as follows:
The lower of the product of the calculation and the updated flat rental amount; or
The income-based rent; and

WHEREAS, the Board of Commissioners for the Authority has reviewed the information submitted;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY DOES HEREBY FIND, DETERMINE AND CERTIFY AS FOLLOWS:

1. The information provided in the Flat Rent Calculation is true and accurate.
2. There was a qualifying change in the Fair Market Rents.
3. All residents have been given proper notice and have been encouraged to review the proposed utility allowances and support documentation.

New flat rents per the calculation should be implemented effective December 1, 2017 which are as follows:



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Richland Housing Flat Rent Schedule							
Bedrooms	0	1	2	2 BR Non Rehabbed	3	4	5
Rent	\$495	\$505 – no change	\$652	\$652 – no change	\$960- no change	\$1167- no change	\$1341 –no change

River City Manor	
Bedrooms	1
Rent	\$500 – no change

Date Street		
Bedrooms	1	2
Rent	500 – no change	653 – no change

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 4th day of October, 2017 by the following vote:

AYES:
 NAYS:
 ABSTAINED:
 ABSENT:

ATTEST: _____
 Dan Miller, Chairperson

(SEAL)

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REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: October 4, 2017
To: Board of Commissioners
From: Gustavo Becerra, Executive Director

SUBJECT: Underground natural gas lines leak and pressure testing project for the Yuba City Migrant Farmworker Apartments – 479 Bernard Drive, Yuba City, CA 95991

RECOMMENDATION: Award contract to Fletcher’s Plumbing & Contracting, Inc. for the natural gas lines leak and pressure testing project to be performed at 479 Bernard Drive, Yuba City, CA 95991

FISCAL IMPACT: \$24,658.00 in CA State Department Housing & Community Development (Office of Migrant Services) funds

Background:

The Yuba City Migrant Farmworker Apartments are a 79-unit development of seasonal farmworker multi-family housing that is managed by the Housing Authority.

The State Department of Housing & Community Development (HCD) has requested that the Housing Authority conduct leak and pressure testing on all the underground natural gas lines at the development.

Upon the results of the testing phase, HCD will determine what repairs, if any, will be conducted next, to include installation of shut-off valves at certain locations.

The project scope of work will consist of pressure testing all underground gas lines, in order to determine if any leaks are present, at all buildings in the development.

Staff’s in-house cost estimate for the project scope of work totaled \$25,761.12.

Two contractors signed out bid documents and plans/specifications. The pre-bid project walk-through was conducted on August 1, 2017 with bids due to the Housing Authority on August 14, 2017. Two contractors submitted the following bids:

Bids Submitted:

MBS Engineering (San Ramon, CA)	\$14,600.00
Fletcher's Plumbing & Contracting, Inc. (Yuba City, CA)	\$24,658.00

The above bid includes the payment of the appropriate State prevailing wage rates.

Note:

The bid from MBS Engineering is being passed over, as the bidder cannot deliver all the requirements in the project specifications. The bidder was notified in writing of the decision, and staff also called and spoke with the bidder to explain the reason for the decision. The project specifications not only require the location of leaks, if any, but also require that all underground lines be identified and mapped out. MBS is not prepared to identify and map the underground lines for the Housing Authority as specified in the project scope.

Recommendation:

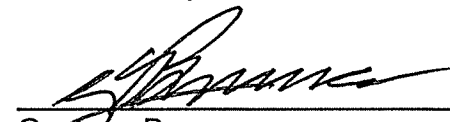
Staff recommends that the Board of Commissioners of the Regional Housing Authority approve the bid from Fletcher's Plumbing & Contracting, Inc. in the amount of \$24,658.00, for the natural gas lines leak and pressure testing project planned for all underground gas lines at the Yuba City Migrant Farmworker Apartments located at 479 Bernard Drive 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. 17-1534

RESOLUTION AUTHORIZING ADOPTION OF HCD-OMS CONTRACT NO. 17-OMS-11731 FOR THE YUBA CITY MIGRANT CENTER CONSTRUCTION AND REHABILITATION PROJECT 2017

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

WHEREAS, it is desirable and necessary that the amount of the rehabilitation budget be agreed upon between the Department of Housing and Community Development, 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: **pressure and leak testing for natural gas lines at all buildings;** and

NOW, THEREFORE, BE IT RESOLVED that Contract No. 17-OMS-11731, with a rehabilitation budget in the amount of \$48,470.00, be 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 4th Day of October, 2017, by the following vote:

AYES:
NAYS:
ABSTAIN:
ABSENT:

Approval: _____
Dan Miller, Chairperson

(SEAL)

Attest: _____
Gail Allen, Chief Financial Officer



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RESOLUTION 17-1535

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY ADOPTION OF THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN

WHEREAS, the Regional Housing Authority (RHA) manages up to 1644 Housing Choice Voucher Participants; and

WHEREAS, federal regulations require RHA to review and update the Administrative Plan for the Housing Choice Voucher Program as needed; and

WHEREAS, the proposed 2017-2018 edition of the Administrative Plan was posted for public review and notice was posted to actively seek public comment, and no comments were received;

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

1. The Board finds that RHA needs to adopt an updated Administrative plan this year.
2. A copy of the Administrative Plan is posted online at www.regionalha.org.
3. The Administrative Plan, is hereby adopted for use by RHA and is effective 11/1/2017.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on October 4th 2017, by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

(SEAL)

ATTEST: _____
Dan Miller, Chairperson



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REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: October 4, 2017
To: Board of Commissioners
From: Alisha Parker, Occupancy Manager

SUBJECT: Administrative Plan for Housing Choice Voucher (HCV) Program

RECOMMENDATION: Approve updated Administrative Plan

Background

The Regional Housing Authority (RHA) receives its funding for the Housing Choice Voucher (HCV) program from the U.S. Department of Housing and Urban Development (HUD). RHA enters into an Annual Contributions Contract with HUD to administer the program requirements on behalf of HUD.

HUD requires RHA to have an administrative plan and to update it annually. The purpose of the Administrative Plan is to establish policies for carrying out the programs in a manner consistent with HUD requirements and local goals and objectives contained in the RHA's Public Housing Authority (PHA) agency plan. This Administrative Plan is a supporting document to the PHA agency plan, and is available for public review as required by CFR 24 Part 903.

This Administrative Plan is set forth to define the PHA's local policies for operation of the housing programs in the context of federal laws and regulations. All issues related to HCV not addressed in this document are governed by such federal regulations, HUD handbooks and guidebooks, notices and other applicable law. The policies in this Administrative Plan have been designed to ensure compliance with the consolidated Annual Contributions Contract and all HUD-approved applications for program funding.

The PHA is responsible for complying with all changes in HUD regulations pertaining to the HCV program. If such changes conflict with this plan, HUD regulations will have precedence and the PHA shall amend its Administrative Plan accordingly.

HUD regulations contain a list of what must be included in the Administrative Plan. The PHA Administrative Plan must cover PHA policies on these subjects:

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- Selection and admission of applicants from the PHA waiting list, including any PHA admission preferences, procedures for removing applicant names from the waiting list and procedures for closing and reopening the PHA waiting list.
- Issuing or denying vouchers, including PHA policy governing the voucher term and any extensions or suspensions of the voucher term. 'Suspension' means stopping the clock on the term of a family's voucher after the family submits a request for approval of the tenancy. If the PHA decides to allow extensions or suspensions of the voucher term, the PHA Administrative Plan must describe how the PHA determines whether to grant extensions or suspensions, and how the PHA determines the length of any extension or suspension.
- Any special rules for use of available funds when HUD provides funding to the PHA for a special purpose (e.g., desegregation), including funding for specified families or a specified category of families.
- Occupancy policies, including definition of what group of persons may qualify as a 'family', definition of when a family is considered to be 'continuously assisted'; standards for denying admission or terminating assistance based on criminal activity or alcohol abuse in accordance with 982.553.
- Encouraging participation by owners of suitable units located outside areas of low income or minority concentration.
- Assisting a family that claims that illegal discrimination has prevented the family from leasing a suitable unit.
- Providing information about a family to prospective owners (Chapters 3 and 9);
- Disapproval of owners (Chapter 13);
- Subsidy standards.
- Family absence from the dwelling unit.
- How to determine who remains in the program if a family breaks up.
- Informal review procedures for applicants.
- Informal hearing procedures for participants.
- The process for establishing and revising voucher payment standards.
- The method of determining that rent to owner is a reasonable rent (initially and during the term of a HAP contract).
- Special policies concerning special housing types in the program (e.g., use of shared housing).
- Policies concerning payment by a family to the PHA of amounts the family owes the PHA.
- Interim redeterminations of family income and composition.
- Restrictions, if any, on the number of moves by a participant family.

- Procedural guidelines and performance standards for conducting required housing quality standards inspections (HQS).
- PHA screening of applicants for family behavior or suitability for tenancy.
- Guidelines for administering the Project-Based Voucher Program.

The Plan is organized to provide information to users in particular areas of operation.

The PHA will revise this Administrative Plan as needed to comply with changes in HUD regulations and PHA Policy. The original plan and any changes must be approved by the Board of Commissioners of the PHA.

The Administrative Plan in its entirety can be found on our website at:

<http://regionalha.org/about-us/pha-plans>

The following changes were made to the 2017 Administrative Plan:

- Definition of “promptly” is 15 business days instead of 10, so throughout the plan RHA now has 15 business days to process incoming paperwork and applications.
- **Chapter 3-Eligibility**
 1. Updated to the current HUD definition of *family* with definitions for *gender identity* and *sexual orientation*.
 2. Live-In Aide
For continued approval, the family must submit a new, written request-subject to PHA verification-at each annual reexamination. ***However, RHA may not need to renew the professional’s statement annually if there is a “permanent” third party approval on file.***
- **Chapter 4-Applications**
 1. Added Preference:
 - 1 point Homeless preference for applicants in RHA’s jurisdiction who are participants in transitional housing programs, shelter programs, or for applicants that are fleeing a domestic violence situation. The homeless preference must be verified by a professional or social service agency.
 2. Applicants will be placed on the waiting list using a lottery system. Once each application has been randomly assigned a number, the applications will be placed on the waiting list in order of the assigned numbers and according to PHA preference(s).
- **Chapter 8-HQS**

Initial Inspections [FR Notice 1/18/17]

The PHA may, but is not required to, approve assisted tenancy and start HAP if the unit fails HQS inspection, but only if the deficiencies identified are non-life-threatening. Further, the PHA may, but is not required to, authorize occupancy if a unit passed an alternative inspection in the last 24 months.

PHA Policy

The PHA will approve assisted tenancy and start HAP for any unit that fails HQS inspection if the deficiencies identified during the inspection are non-life-threatening.

Non-life-threatening conditions are defined as any conditions that would fail to meet the housing quality standards under 24 CFR 982.401 and do not meet the definition of *life-threatening* as defined in Section 8-I.C., Life-Threatening Conditions. Prior to approving assisted tenancy and executing the HAP contract, the PHA will ensure that the unit does not have any life-threatening deficiencies.

The PHA will send written notice to the owner listing any non-life-threatening deficiencies and providing the owner with 30 calendar days, or a PHA-approved extension, to comply with HQS. If the non-life-threatening conditions are not corrected within notice period, the PHA will abate HAP until the unit is in compliance with HQS. The PHA will follow abatement policies listed in Section 8-II.G., Enforcing Owner Compliance.

The owner may be in abatement for a maximum of 90 days before the PHA terminates the HAP contract in accordance with Section 8-II.G., Enforcing Owner Compliance.

If the initial inspection identifies more than one non-life-threatening deficiency, the PHA will notify the family in writing within 10 business days of the inspection of the deficiencies and offer the family the opportunity to decline to enter into an assisted lease without losing their voucher. The notice to the family will also state that, if the owner fails to correct the non-life-threatening deficiencies, the PHA will terminate the HAP contract, and the family must move to another unit in order to continue receiving assistance.

- **Chapter 12-Terminations**

The PHA will terminate a family's assistance if any household member has violated the family's obligation not to engage in any drug-related or violent criminal activity during participation in the HCV program. This includes guests of the family who may or may not be related to the family but their drug-related and or violent criminal activity took place in an assisted unit.

- **Chapter 17-Project Based Vouchers**

PART II: PBV OWNER PROPOSALS

17-II.A. OVERVIEW

With certain exceptions, the PHA must describe the procedures for owner submission of PBV proposals and for PHA selection of PBV proposals [24 CFR 983.51]. Before selecting a PBV proposal, the PHA must determine that the PBV proposal complies with HUD program regulations and requirements, including a determination that the property is eligible housing [24 CFR 983.53 and 983.54], complies with the cap on the number of PBV units per project [24 CFR 983.56], and meets the site selection

standards [24 CFR 983.57]. The PHA may not commit PBVs until or unless it has followed the proposal selection requirements defined in 24 CFR 983.51 [Notice PIH 2011-54].

17-II.B. OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)]

The PHA must select PBV proposals in accordance with the selection procedures in the PHA administrative plan. The PHA must select PBV proposals by either of the following two methods.

- PHA request for PBV Proposals. The PHA may solicit proposals by using a request for proposals to select proposals on a competitive basis in response to the PHA request. The PHA may not limit proposals to a single site or impose restrictions that explicitly or practically preclude owner submission of proposals for PBV housing on different sites.
- The PHA may select proposal that were previously selected based on a competition. This may include selection of a proposal for housing assisted under a federal, state, or local government housing assistance program that was subject to a competition in accordance with the requirements of the applicable program, community development program, or supportive services program that requires competitive selection of proposals (e.g., HOME, and units for which competitively awarded LIHTCs have been provided), where the proposal has been selected in accordance with such program's competitive selection requirements within three years of the PBV proposal selection date, and the earlier competitive selection proposal did not involve any consideration that the project would receive PBV assistance. The PHA need not conduct another competition.

Units Selected Non-Competitively [FR Notice 1/18/17]

For certain housing projects where the PHA has an ownership interest or control, the PHA may select a project without following one of the two processes above.

PHA Policy

The PHA may attach PBVs to projects owned by the PHA as described above.

PHA Notice of Owner Selection [24 CFR 983.51(d)]

The PHA must give prompt written notice to the party that submitted a selected proposal and must also give prompt public notice of such selection. Public notice procedures may include publication of public notice in a local newspaper of general circulation and other means designed and actually operated to provide broad public notice.

PHA Policy

Within 15 business days of the PHA making the selection, the PHA will notify the selected owner in writing of the owner's selection for the PBV program. The PHA will also notify in writing all owners that submitted proposals that were not selected and advise such owners of the name of the selected owner.

In addition, the PHA will publish its notice for selection of PBV proposals in the same newspapers and trade journals the PHA used to solicit the proposals. The

announcement will include the name of the owner that was selected for the PBV program. The PHA will also post the notice of owner selection on its electronic web site.

The PHA will make available to any interested party its rating and ranking sheets and documents that identify the PHA basis for selecting the proposal. These documents will be available for review by the public and other interested parties for one month after publication of the notice of owner selection. The PHA will not make available sensitive owner information that is privileged, such as financial statements and similar information about the owner.

17-II.G. SITE SELECTION STANDARDS

Compliance with PBV Goals, Civil Rights Requirements, and HQS Site Standards [24 CFR 983.57(b)]

The PHA may not select a proposal for existing, newly constructed, or rehabilitated PBV housing on a site or enter into an agreement to enter into a HAP contract or HAP contract for units on the site, unless the PHA has determined that PBV assistance for housing at the selected site is consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities. The standard for deconcentrating poverty and expanding housing and economic opportunities must be consistent with the PHA Plan under 24 CFR 903 and the PHA administrative plan.

In addition, prior to selecting a proposal, the PHA must determine that the site is suitable from the standpoint of facilitating and furthering full compliance with the applicable Civil Rights Laws, regulations, and Executive Orders, and that the site meets the HQS site and neighborhood standards at 24 CFR 982.401(l).

PHA Policy

It is the PHA goal to select sites for PBV housing that provide for deconcentrating poverty and expanding housing and economic opportunities.

17-VI.C. ORGANIZATION OF THE WAITING LIST [24 CFR 983.251(c)]

The PHA may establish a separate waiting list for PBV units or it may use the same waiting list for both tenant-based and PBV assistance. The PHA may also merge the PBV waiting list with a waiting list for other assisted housing programs offered by the PHA. If the PHA chooses to offer a separate waiting list for PBV assistance, the PHA must offer to place applicants who are listed on the tenant-based waiting list on the waiting list for PBV assistance.

If a PHA decides to establish a separate PBV waiting list, the PHA may use a single waiting list for the PHA's whole PBV program, or it may establish separate waiting lists for PBV units in particular projects or buildings or for sets of such units.

PHA Policy

The PHA will establish and manage separate waiting lists for individual projects or buildings that are receiving PBV assistance. The PHA currently has waiting lists for the following PBV projects:

1. **Yolo PBV Program**
2. **Maple Park Phase 1 PBV Program**

3. Maple Park Phase II PBV Program
4. Stony Creek Senior Apartments Phase II

The PHA anticipates establishing PBV waiting lists for the following programs if approved by HUD.

1. Richland Permanent Supportive Housing
2. Percy Avenue Apartments
3. Kingwood Commons
4. Truckee Artist Lofts
5. Grass Valley Terrace
6. Penn Valley Senior Apartments

Preferences [24 CFR 983.251(d), FR Notice 11/24/08]

The PHA may use the same selection preferences that are used for the tenant-based voucher program, establish selection criteria or preferences for the PBV program as a whole, or for occupancy of particular PBV developments or units. The PHA must provide an absolute selection preference for eligible in-place families as described in Section 17-VI.B. above.

The PHA may establish a selection preference for families who qualify for voluntary services, including disability-specific services, offered in conjunction with assisted units, provided that preference is consistent with the PHA plan. The PHA may not, however, grant a preference to a person with a specific disability [FR Notice 1/18/17].

In advertising such a project, the owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible disabled persons who may benefit from services provided in the project. In these projects, disabled residents may not be required to accept the particular services offered as a condition of occupancy.

If the PHA has projects with "excepted units" for elderly families or supportive services, the PHA must give preference to such families when referring families to these units [24 CFR 983.261(b); FR Notice 1/18/17].

PHA Policy

The PHA provides a selection preference for eligible in-place families as described in Section 17-VI.B and when required by regulation (e.g., eligible in-place families, qualifying families for "excepted units," mobility impaired persons for accessible units).

When vacancies exist in PBV units of a specific size (i.e., number of bedrooms) or in excepted units, the PHA will select only qualified families of the correct family composition size according to the PHA's subsidy standards for those units in the correct order from the waiting list.

These preferences and their point values are:

206

ALL SITES

In-Place families at the time of proposal selection (when required): 10 Points

MAPLE PARK PHASE 1 PBV PROGRAM (Live Oak)

No other preferences

YOLO PBV PROGRAM (Yuba City)

No other preferences

MAPLE PARK PHASE II PBV PROGRAM (Live Oak)

No other preferences

STONY CREEK SENIOR APARTMENTS PHASE II (Williams)

No other preferences

POTENTIAL FUTURE SITES:

Richland Permanent Supportive Housing-New Haven Court (Yuba City)

Kingwood Commons (Yuba City)

Percy Avenue Apartments (Yuba City)

Truckee Artist Lofts (Truckee)

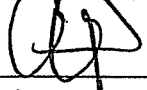
Grass Valley Terrace (Grass Valley)

Penn Valley Senior Apartments (Penn Valley)

Recommendation

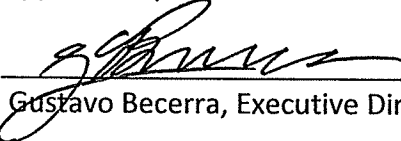
Staff recommends the approval of the Administrative Plan for the Housing Choice Voucher Program.

Submitted by:



Alisha Parker, Occupancy Manger

Approved by:



Gustavo Becerra, Executive Director

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: October 4, 2017
To: Board of Commissioners
From: Alisha Parker, Occupancy Manager

SUBJECT: 2017 Sutter County Community Services Block Grant Summary

RECOMMENDATION: None

FISCAL IMPACT: Update only

Sutter County Community Services Block Grant:

Assistance Provided	Number of Families Assisted	Amount Issued	Total Spent
Book Voucher- Yuba College	23	\$200/each	\$3,680
Bus Pass- Yuba Sutter Transit	22	\$10/each	\$220
Clothing	3	\$100/each	\$282
CPR	2	\$100/each	\$160
Parking Pass- Yuba College	3	\$20/each	\$60
Tuition- One Stop	8	\$400/each	\$3200
Tuition- Cambridge Career College	1	\$400/each	\$400
Tuition- Yuba College	1	\$400/each	\$194
RN Program Materials	1	\$200	\$201.50
Reimbursed RHA fees		\$1000	\$1000

Resolution 16-1469, approved by the Board of Commissioners on November 16, 2016, approved the Regional Housing Authority (RHA) to apply for funding under Sutter County Community Action Agency's Community Services Block Grant. RHA was awarded \$10,000 for the 2017 calendar year for Sutter County residents in need of sources to further their path to self-sufficiency. The table above summarizes where the funds were spent and which service was provided. Book Vouchers are issued to individuals who are attending Yuba College, a \$200 voucher is issued, the book store bills RHA for the amount used. RHA issues bus passes to residents that need transportation for schooling, or employment search, and parking passes to students of Yuba College. Clothing is for either interviews, or employment. RHA fees are reimbursed payroll spent on administering the grant (time spent with applicants, mileage, etc.). Out of the 35 individuals assisted; 4 are participants in our Family Self Sufficiency program, 4 are Public Housing residents, and 6 are Housing Choice Voucher participants (however, 5 were issued a voucher this year and may have not been a participant at the time assistance was provided). Attached is the Client Characteristic Report which further explains the demographics for those who received assistance.

Prepared by:  _____

Alisha Parker

Occupancy Manager

Submitted by:  _____

Gustavo Becerra

Executive Director

Please use the CSD 295 Client Characteristic Report Instructions and Helpful Hints to complete this form.

1 Contractor Name:	Regional Housing Authority	Contract #:	CSBG
Prepared By (name):	Alisha Parker	Report Period:	2017
Phone Number:	530.671.0220 x115	Email address:	a.parker@regionalha.

Demographic data should be collected on ALL clients receiving services under any program administered by the designated Community Action Agency.

Yellow Highlighted Sections represent demographics collected on INDIVIDUALS			
2 Total unduplicated number of persons about whom one or more characteristics were obtained			29
3 Total unduplicated number of persons about whom no characteristics were obtained			6
Blue Highlighted Sections represent demographics collected on FAMILIES			
4 Total unduplicated number of families about whom one or more characteristics were obtained			29
5 Total unduplicated number of families about whom no characteristics were obtained			6
6. Gender		Number of Persons*	
a. Male			4
b. Female			25
	*Total	29	
7. Age		Number of Persons*	
a. 0-5			
b. 6-11			
c. 12-17			1
d. 18-23			5
e. 24-44			
f. 45-54			19
g. 55-69			3
h. 70+			1
	Sum of 7e thru 7h =	23	
	*Total	29	
8. Ethnicity/Race			
i. Ethnicity			
a. Hispanic, Latino or Spanish Origin			9
b. Not Hispanic, Latino or Spanish Origin			20
	*Total	29	
ii. Race			
a. White			14
b. Black or African American			3
c. American Indian and Alaskan Native			
d. Asian			7
e. Native Hawaiian and Other Pacific Islander			
f. Other			3
g. Multi-Race (any 2 or more of the above)			2
	*Total	29	
9. Education Level of Adults		Number of Persons 24+**	
a. 0-8			1
b. 9-12/Non-Graduate			3
c. High School Graduate/GED			6
d. 12+ Some Post Secondary			10
e. 2 or 4 yr. College Graduates			3
	** Total	23	
10. Other Characteristics			
		Number of Persons*	
	Yes	No	Total *
a. Health Insurance	17	5	22
b. Disabled	5	19	24
11. Family Type		Number of Families***	
a. Single Parent/Female			14
b. Single Parent/Male			
c. Two-Parent Household			6
d. Single Person			8
e. Two Adults - No Children			
f. Other			1
	***Total	29	
12. Family Size		Number of Families ***	
a. One			9
b. Two			7
c. Three			2
d. Four			4
e. Five			3
f. Six			1
g. Seven			3
h. Eight or more			
	***Total	29	
13. Source of Family Income		Number of Families	
a. Unduplicated # of Families Reporting One or More Sources of Income***			
		2	
b. Unduplicated # of Families Reporting No Income			
		3	
Total UNDUP Families who responded as either having a source of income or having no income ***			
		5	
Record the sources of each family income as reported in 13a above:			
13a above:			
c. TANF			8
d. SSI			5
e. Social Security			2
f. Pension			
g. General Assistance			2
h. Unemployment Insurance			4
i. Employment + Other Source			2
j. Employment only			4
k. Other:			5
	****Total (c. through k.)	32	
14. Level of Family Income % of HHS guideline		Number of Families ***	
a. Up to 50%			3
b. 51% to 75%			5
c. 76% to 100%			6
d. 101% to 125% *****			3
e. 126% to 150% *****			3
f. 151% to 175% *****			
g. 176% to 200% *****			
h. 201% and over *****			
	***Total	20	
15. Housing		Number of Families ***	
a. Own			2
b. Rent			26
c. Homeless			1
d. Other: list below what other includes			
	***Total	29	
16. Other family characteristics		Number of Families***	
a. Farmer			
b. Migrant Farmworker			
c. Seasonal Farmworker			

* The sum in this category should not exceed the value of Section 2.
 ** The sum in this category should not exceed the value of Section 7.e-h.
 *** The sum in this category should not exceed the value of Section 4.
 **** The sum in this category should be greater than or equal to Section 13.a.
 ***** Reminder, September 30, 2010 was the cutoff date for reporting CSBG clients served up to 200% of the Federal Poverty Guidelines.