



**Regional Housing Authority of Sutter and Nevada Counties**

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.rhasnc.org](http://www.rhasnc.org)


September 9, 2015

TO: Chairperson Diane Hodges  
Commissioner Martha Griese  
Commissioner Brian Foss  
Commissioner Stanley Cleveland, Jr.  
Commissioner Charles Epp  
Commissioner Dan Miller  
Commissioner Suzanne Gallaty  
Commissioner Jim Whiteaker  
Commissioner Luis Uribe

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  
Appeal-Democrat  
Duane Oliveira, Legal Counsel  
SCEA  
Terrel Locke, City of Yuba City  
Darin Gale, City of Yuba City  
The Union  
Melody Lane  
Rob Choate, County of Nevada  
David Nightingale, Nevada County Resident

**NOTICE OF REGULAR MEETING  
September 16, 2015**

You are hereby notified that the Commissioners of the Regional Housing Authority of Sutter and Nevada Counties are called to meet in Regular Session at **12:15 PM on Wednesday, September 16, 2015 at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.**

  
\_\_\_\_\_  
Gustavo Becerra  
Interim Executive Director

s: No09162015



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



AGENDA  
REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS OF  
REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES  
**Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991**  
**September 16, 2015, 12:12 PM**

- A. CALL TO ORDER: ROLL CALL
  
- B. 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.
  
- C. AWARDS AND PRESENTATIONS:
  - 1. Family Self-Sufficiency Graduate Debbie Acosta
  - 2. Family Self-Sufficiency Graduate Adela Levya
  - 3. Family Self-Sufficiency Graduate Morgan Dussault
  - 4. Family Self-Sufficiency Graduate Jeanie Love
  - 5. MEET THE STAFF:
    - A. Joe Gonzalez, Maintenance Department
    - B. Marisol Alcaraz, Occupancy/Eligibility Department
  
- D. EXECUTIVE SESSION: May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
  - 6. .CLOSED SESSION: Significant Exposure to Litigation Pursuant to Subdivision (b) of Government Code 54956.9  
Anticipated Litigation: One (1) Case
  - 7. CLOSED SESSION: Pursuant to Section 54957 of the California Government Code  
Public Employee Appointment  
Title: Executive Director
  - 8. CLOSED SESSION: Pursuant to Section 54956.8 of the California

Government Code  
Conference with Real Property Negotiators  
Property: 445 Bernard Drive, Yuba City, CA 95991  
Agency Negotiator: Gustavo Becerra  
Under negotiation: Possible Leasing of Additional Property to the Yuba City Unified School District (includes instructions to negotiator regarding price and terms of lease)

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.

9. Approval of Minutes – August 19, 2015 pg. 1

F. OLD BUSINESS: Discussion/Possible Action: NONE

G. NEW BUSINESS: Discussion/Possible Action:

10. Resolution 15-1404, FSS Graduate Debbie Acosta pg. 3

11. Resolution 15-1405, FSS Graduate Adela Levya pg. 4

12. Resolution 15-1406, FSS Graduate Morgan Dussault pg. 5

13. Resolution 15-1407, FSS Graduate Jeanie Love pg. 6

14. Resolution 15-1408, Rural Development Collection Loss Write-Off pg. 7

15. Resolution 15-1409, Devonshire Collection Loss Write-Off pg. 9

16. Resolution 15-1410, Kingwood Commons Collection Loss Write-Off pg. 11

H. ADMINISTRATIVE REPORT:

14. Occupancy/Eligibility Update pg. 13

15. Maintenance Update pg. 16

16. Planning and Community Development/Administrative Update

I. HOUSING COMMISSIONERS' COMMENTS:

J. NEXT MEETING:

K. ADJOURNMENT

Ag091615



REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES

Minutes

Regular Board Meeting

August 19, 2015

ITEM NO. A - CALL TO ORDER:

Chairperson Diane Hodges called the meeting to order at the Holbrook Hotel, 212 W Main Street, Grass Valley, CA 95945.

ITEM NO. A - ROLL CALL:

Chairperson Diane Hodges, Commissioners Martha Griese, Stanley Cleveland Jr., Suzanne Gallaty, Luis Uribe, Brian Foss and Dan Miller were present. Commissioner Jim Whiteaker and Charles Epp were absent. Legal Counsel Duane Oliveira was also present.

ITEM NO. B. – PUBLIC PARTICIPATION:

The following people were present for the Board meeting: Eve Diamond, Staff Support Nevada County Board of Supervisors, Amanda Jensen, FREED and Justin Harford, FREED.

ITEM NO. C. – AWARDS AND PRESENTATIONS: NONE

ITEM NO. D.2. – CLOSED SESSION: SIGNIFICANT EXPOSURE TO LITIGATION PURSUANT TO SUBDIVISION (b) OF GOVERNMENT CODE 54956.9, ANTICIPATED LITIGATION: ONE (1) CASE:

Chairperson Hodges stated the Board would not be going into closed session on this item.

ITEM NO. D.3. – CLOSED SESSION: PURSUANT TO SECTION 54957 OF THE CALIFORNIA GOVERNMENT CODE, PUBLIC EMPLOYEE APPOINTMENT, TITLE: EXECUTIVE DIRECTOR:

Chairperson Hodges stated the Board would not be going into closed session on this item.

ITEM NO. D.4. – CLOSED SESSION: PURSUANT TO SECTION 54956.8 OF THE CALIFORNIA GOVERNMENT CODE, CONFERENCE WITH REAL PROPERTY NEGOTIATORS, PROPERTY: 445 BERNARD DRIVE, YUBA CITY, CA 95991, AGENCY NEGOTIATOR: GUSTAVO BECERRA, UNDER NEGOTIATION: POSSIBLE LEASING OF ADDITIONAL PROPERTY TO THE YUBA CITY UNIFIED SCHOOL DISTRICT (INCLUDES INSTRUCTIONS TO NEGOTIATOR REGARDING PRICE AND TERMS OF LEASE):

Chairperson Hodges stated the Board would not be going into closed session on this item.

ITEM NO. E. - CONSENT CALENDAR:

Commissioner Miller made a motion to approve the Consent Calendar as submitted. Commissioner Cleveland made the second. Commissioner Gallaty abstained from the vote. All were in favor by voice vote.

ITEM NO. F. – OLD BUSINESS: NONE

ITEM NO. G. 5. – RESOLUTION 15-1403 – APPROVAL OF THE HEALTH CARE FLEXIBLE SPENDING ACCOUNT AMENDMENT:

Interim Gustavo Becerra explained the Housing Authority offers a benefit to the employees to participate in the IRS Cafeteria 125 plan where they can use pre-tax dollars for health expenses and dependent daycare expenses. He stated the Resolution authorizes some changes to the anti-discrimination language.

Commissioner Cleveland made a motion to approve Resolution 15-1403, Approval of the Health Care Flexible Spending Account Amendment. Commissioner Foss made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Dan Miller, Martha Griese and Luis Uribe  
Nays: None  
Abstain: None  
Absent: Commissioners Jim Whiteaker and Charles Epp

ITEM NO. H.7. –ADMINISTRATIVE UPDATE:

Mr. Becerra thanked the hosts for today's meeting.

ITEM NO. I. HOUSING COMMISSIONERS' COMMENTS: NONE

ITEM NO. J – NEXT MEETING: September 2, 2015

ITEM NO. K - ADJOURNMENT: The meeting was adjourned at 10:07 A.M.



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**RESOLUTION 15-1404**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES EXPRESSING RECOGNITION OF THE ACHIEVEMENTS OF DEBBIE ACOSTA**

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

**WHEREAS**, Debbie Acosta started in this program on 02/01/2012 and set goals for herself to become independent of government assistance; and

**WHEREAS**, Debbie Acosta met her goals by 04/01/2015 and received sufficient earned income to generate an escrow account in the amount of \$6,930.44; and

**WHEREAS**, Debbie Acosta has now "graduated" from the FSS program;

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

**This Resolution was approved at the regular meeting of the Board of Commissioners, this 16<sup>th</sup> day of September.**

\_\_\_\_\_  
Chairperson Diane Hodges

\_\_\_\_\_  
Vice-Chairperson Martha Griese

\_\_\_\_\_  
Commissioner Charles Epp

\_\_\_\_\_  
Commissioner Stan Cleveland

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Commissioner Brian Foss

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Commissioner Suzanne Gallaty

\_\_\_\_\_  
Commissioner Dan Miller

\_\_\_\_\_  
Commissioner Luis Uribe

\_\_\_\_\_  
Commissioner Jim Whiteaker





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**RESOLUTION 15-1405**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES EXPRESSING RECOGNITION OF THE ACHIEVEMENTS OF ADELA LEVYA**

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

**WHEREAS**, Adela Levya started in this program on 03/20/2008 and set goals for herself to become independent of government assistance; and

**WHEREAS**, Adela Levya met her goals by 03/31/2015 and received sufficient earned income to generate an escrow account in the amount of \$4,974.89; and

**WHEREAS**, Adela Levya has now "graduated" from the FSS program;

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

This Resolution was approved at the regular meeting of the Board of Commissioners, this 16<sup>th</sup> day of September.

\_\_\_\_\_  
Chairperson Diane Hodges

\_\_\_\_\_  
Vice-Chairperson Martha Griese

\_\_\_\_\_  
Commissioner Charles Epp

\_\_\_\_\_  
Commissioner Stan Cleveland

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Commissioner Brian Foss

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Commissioner Suzanne Gallaty

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Commissioner Dan Miller

\_\_\_\_\_  
Commissioner Luis Uribe

\_\_\_\_\_  
Commissioner Jim Whiteaker





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**RESOLUTION 15-1406**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES EXPRESSING RECOGNITION OF THE ACHIEVEMENTS OF MORGANE DUSSAULT**

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

**WHEREAS**, Morgane Dussault started in this program on 05/01/2012 and set goals for herself to become independent of government assistance; and

**WHEREAS**, Morgane Dussault met her goals by 06/03/2015 and received sufficient earned income to generate an escrow account in the amount of \$4,033.14; and

**WHEREAS**, Morgane Dussault has now "graduated" from the FSS program;

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

**This Resolution was approved at the regular meeting of the Board of Commissioners, this 16<sup>th</sup> day of September.**

\_\_\_\_\_  
Chairperson Diane Hodges

\_\_\_\_\_  
Vice-Chairperson Martha Griese

\_\_\_\_\_  
Commissioner Charles Epp

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Commissioner Stan Cleveland

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Commissioner Brian Foss

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Commissioner Suzanne Gallaty

\_\_\_\_\_  
Commissioner Dan Miller

\_\_\_\_\_  
Commissioner Luis Uribe

\_\_\_\_\_  
Commissioner Jim Whiteaker



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**RESOLUTION 15-1407**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES EXPRESSING RECOGNITION OF THE ACHIEVEMENTS OF JEANIE LOVE**

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

**WHEREAS**, Jeanie Love started in this program on 04/01/2009 and set goals for herself to become independent of government assistance; and

**WHEREAS**, Jeanie Love met her goals by June 1, 2015 and received sufficient earned income to generate an escrow account in the amount of \$12,911.80; and

**WHEREAS**, Jeanie Love has now "graduated" from the FSS program;

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

**This Resolution was approved at the regular meeting of the Board of Commissioners, this 16<sup>th</sup> day of September.**

\_\_\_\_\_  
Chairperson Diane Hodges

\_\_\_\_\_  
Vice-Chairperson Martha Griese

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Commissioner Charles Epp

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Commissioner Stan Cleveland

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Commissioner Brian Foss

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Commissioner Suzanne Gallaty

\_\_\_\_\_  
Commissioner Dan Miller

\_\_\_\_\_  
Commissioner Luis Uribe

\_\_\_\_\_  
Commissioner Jim Whiteaker

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RESOLUTION 15-1408

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES AUTHORIZING RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$808.42

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties operates farm work housing project Phases I, II and III pursuant to Rural Development regulations; and

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

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending September 30, 2015 and is made a part of this resolution;

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$808.42.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 16<sup>th</sup> day of September, 2015 by the following vote:

AYES:  
NAYS:  
ABSTAINED:  
ABSENT:

ATTEST:

\_\_\_\_\_  
Gustavo Becerra,  
Interim Executive Director

(SEAL)

H:Reso\15-1408

7



**Rural Development Properties  
Collection Loss Write Off  
Period: August/September 2015**

<u>Name</u>	<u>Address</u>	<u>Date</u>		<u>Monthly Rent</u>	<u>Rent Owed</u>	<u>Late Fee's</u>	<u>Damages</u>	<u>Utilities</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
		<u>Move In</u>	<u>Move Out</u>								
Nichols, Gary	9400 Larkin Rd, #7A, Live Oak	02/16/11	07/08/15	\$ 730.00	\$ 270.42	\$ -	\$ 538.00	\$ -	\$ -	\$ 808.42	No
					\$ 270.42	\$ -	\$ 538.00	\$ -	\$ -	\$ 808.42	
										\$ 808.42	Total Write Off

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

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

Deceased \*

Exhibit A





**Regional Housing Authority of Sutter and Nevada Counties**

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RESOLUTION 15-1409

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES AUTHORIZING DEVONSHIRE COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$369.27

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties operates affordable housing projects such as Devonshire; and

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

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending September 30, 2015 and is made a part of this resolution;

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$369.27.

This Resolution is to take effect immediately

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 16<sup>th</sup> day of September, 2015 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

\_\_\_\_\_  
Gustavo Becerra,  
Interim Executive Director

(SEAL)

H:Reso\15-1409

**Devonshire**  
**Collection Loss Write Off**  
**Period: August/September 2015**

<u>Name</u>	<u>Address</u>	<u>Move In</u>	<u>Date</u>	<u>Move Out</u>	<u>Monthly Rent</u>	<u>Rent Owed</u>	<u>Late Fee's</u>	<u>Damages</u>	<u>Utilities</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
Wright, Jacquelyne	1435 Wescott Rd, #4	01/01/00	06/03/15		\$ 761.00	\$ -	\$ -	\$ 216.00	\$ -	\$ -	\$ 216.00	No
Orduno, Ricardo	1433 Wescott Rd #2	01/01/00	06/18/15		\$ 668.00	\$ 98.00	\$ -	\$ 55.27	\$ -	\$ -	\$ 153.27	No
						\$ 98.00	\$ -	\$ 271.27	\$ -	\$ -	\$ 369.27	<b>Total Write Off</b>

Deceased \*

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

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

Exhibit A



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RESOLUTION 15-1410

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES AUTHORIZING KINGWOOD COMMONS APARTMENTS COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$463.13

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

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

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending September 30, 2015 and is made a part of this resolution;

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$463.13.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 16<sup>th</sup> day of September, 2015 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: \_\_\_\_\_

Gustavo Becerra,  
Interim Executive Director

(SEAL)

Kingwood Commons  
 1340 Gray Avenue, Yuba City  
 Collection Loss Write Off  
 Period: August/September 2015

<u>Name</u>	<u>Apartment</u>	<u>Move In</u>	<u>Date</u>	<u>Move Out</u>	<u>Monthly Rent</u>	<u>Rent Owed</u>	<u>Late Fee's</u>	<u>Damages</u>	<u>Utilities</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
Bell, Jeremy	44	10/06/14	07/08/15		\$ 558.00	\$ 22.00	\$ -	\$ 441.13	\$ -	\$ -	\$ 463.13	No
						\$ 22.00	\$ -	\$ 441.13	\$ -	\$ -	\$ 463.13	Total Write Off

Deceased \*

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

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

Exhibit A





**REGIONAL HOUSING AUTHORITY  
OF SUTTER & NEVADA COUNTIES**

**STAFF REPORT**

Date: September 16, 2015  
 To: Board of Commissioners  
 From: Jeni Chavez, Director of Occupancy

SUBJECT: Quarterly Occupancy (Q2-2015) report for quarter ending June 30, 2015

RECOMMENDATION: None

FISCAL IMPACT: Budget based allocations per funding sources

**Housing and Urban Development (HUD) Funded Programs:**

Program	Units Available	April	May	June
HCV/Section 8	Budget Based Allocation (Sutter-829 includes 49 Project Based Vouchers Nevada-295 Colusa-36 Yuba-449)	Total-1446 Sutter-751 Nevada-275 Colusa-25 Yuba-395	Total-1443 Sutter-749 Nevada-274 Colusa-25 Yuba-395	Total-1444 Sutter-756 Nevada-269 Colusa-25 Yuba-393
HCV Port-In Administered	N/A	0	0	0
VASH	21 units for Nevada County only	0	0	1
Public Housing	173	171	173	172

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

Development	Units Available	April	May	June
USDA/Farm Labor	190	149	147	147
Centennial Arms	21	15	17	19
Butte View	32	32	32	32

**Office of Migrant (OMS) Services**

Development	Units Available	April	May	June
Migrant Center	79	0	54	55

**Local Camp 35 (LC35):**

Development	Units Available	April	May	June
Transitional Trailer	1	1	1	1
Trailer Park	9	9	9	9

**RHASNC Owned and/or Managed Affordable Housing Properties:**

Development	Units Available	April	May	June
Kingwood Commons	64	64	64	64
Devonshire	30	27	27	26
Percy Avenue	8	7	8	8
Homes2Families	18	18	18	18
MH-Teesdale-SRO's	6	5	5	5
MH-814 F-SRO's	10	8	8	8
Neighborhood Stabilization Program -1	9	9	9	9
Neighborhood Stabilization Program-3	13	13	13	13

**Sutter Community Affordable Housing/Non-Profit**

Development	Units Available	April	May	June
Town Center	28	28	28	28
Yolo-Heiken	5	5	5	5

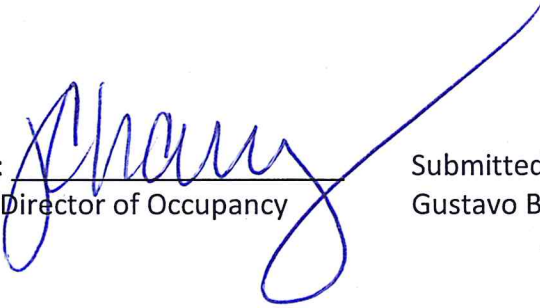
**Commercial Space**

	Units	April	May	June
Miles Market	1	1	1	1
YCUSD-Bernard	1	1	1	1
Del Norte	1	1	1	1

Comments:

Housing Choice Voucher Program:

The program is continuing to issue and lease new vouchers from the waiting list. There are currently 268 vouchers issued pending lease up.

Prepared by:   
Jeni Chavez/Director of Occupancy

Submitted by:   
Gustavo Becerra/Interim Executive Director

# REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES

DATE: September 16, 2015

TO: Board of Commissioners

FROM: Tom Goodwin, Interim Director of Maintenance

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SUBJECT: Maintenance and Operations

RECOMMENDATION: None

FISCAL IMPACT: Not applicable

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- Total work orders for June, July and August 2015 were **1638**. Break down as follows:

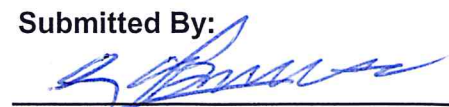
- Total number of Work Orders by Projects:

Priority and Category	bve	ca	date	devons	h2f	joann	kc	Lc-35	mh-tee	mp	nsp	oms	percy	rd	rich	tc	tp	tr-185	tt	yolo	TOTAL	
Emergency	6	4	11	13	6	10	25	2	5	3	7	41	4	68	55	13	0	1	1	1		
Routine	37	27	93	50	25	65	100	36	33	32	39	102	13	161	197	39	7	1	2	7		
Scheduled	1	0	0	2	1	0	0	0	0	1	0	0	0	4	1	1	0	0	0	0		
Pest	3	3	2	3	3	2	14	1	3	1	10	14	0	30	59	5	0	0	0	1		
Cancelled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Turn Over's	1	0	0	1	1	1	3	0	0	4	0	6	0	16	2	0	0	0	0	1		
HQS	0	0	46	0	0	0	1	0	0	0	0	0	0	48	0	0	0	0	0	0		
<b>Total Property</b>	<b>48</b>	<b>34</b>	<b>152</b>	<b>69</b>	<b>36</b>	<b>78</b>	<b>143</b>	<b>39</b>	<b>41</b>	<b>41</b>	<b>56</b>	<b>163</b>	<b>17</b>	<b>327</b>	<b>314</b>	<b>58</b>	<b>7</b>	<b>2</b>	<b>3</b>	<b>10</b>		<b>1638</b>
Pending	0	1	2	12	0	2	1	1	0	0	1	2	1	2	1	0	0	0	0	0		26
Completed	48	33	150	57	36	76	142	38	41	41	55	161	16	325	313	58	7	2	3	10	1612	

Prepared By:

  
 \_\_\_\_\_  
 Tom Goodwin, Interim Director of Maintenance

Submitted By:

  
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 Gustavo Becerra, Interim Executive Director