



REGIONAL HOUSING AUTHORITY

Serving the Cities of Live Oak, Yuba City and Colusa • Counties of Sutter, Nevada, Colusa and Yuba

1455 Butte House Road • Yuba City, CA 95993

Phone: (530) 671-0220 • Toll Free: (888) 671-0220 • TTY: (866) 735-2929 • Fax: (530) 673-0775

www.RegionalHA.org

June 10, 2020

TO: Chairperson Manny Cardoza
Vice-Chairperson Randy Fletcher
Commissioner Dan Miller
Commissioner Brian Foss
Commissioner Kent Boes
Commissioner Jeramy Chapdelaine
Commissioner Bob Woten
Commissioner Suzanne Gallaty
Commissioner Rick Millhollin
Commissioner Ron Sullenger
Commissioner Toni Benson
Commissioner John Loudon
Commissioner Doug Lofton
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
Duane Oliveira, General Counsel Emeritus
Appeal-Democrat
PEU Local #1
Judy Sanchez, City of Yuba City
Terrel Locke, City of Yuba City
The Union

NOTICE OF REGULAR MEETING

June 17, 2020

You are hereby notified that the Commissioners of the Regional Housing Authority are called to meet in Regular Session at **12:00 PM on Wednesday, June 17, 2020.**

This meeting will be held via ZOOM. The link is <https://zoom.us/j/92943115235>; Meeting ID: 929 4311 5235, call in number 1-669-900-6833.


Gustavo Becerra
Executive Director

AGENDA
REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
REGIONAL HOUSING AUTHORITY

ZOOM MEETING

<https://zoom.us/j/92943115235>

Meeting ID: 929 4311 5235

Call-In number 1-669-900-6833

June 17, 2020, 12:00 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. EXECUTIVE SESSION: NONE
May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
- F. CONSENT CALENDAR: All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that the Board votes on the motion unless members of the Board request specific items to be discussed or removed from the Consent Calendar for individual action.
 - 1. Approval of Minutes – May 20, 2020 pg. 1
 - 2. Resolution 20-1665 – Public Housing Collection Loss Write-off pg. 5
 - 3. Resolution 20-1666 – Devonshire Collection Loss Write-off pg. 7
 - 4. Resolution 20-1667 – Rural Development Collection Loss Write-off pg. 9
- G. OLD BUSINESS: Discussion/Possible Action: NONE

H. NEW BUSINESS: Discussion/Possible Action: NONE

I. ADMINISTRATIVE REPORT:

5. Finance Update

Marco Cruz, Chief Financial Officer

pg. 11

6. Administrative Update

Gustavo Becerra, Executive Director

J. HOUSING COMMISSIONERS' COMMENTS:

K. NEXT MEETING: July 1, 2020

L. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY
Minutes
Regular Board Meeting
Via Zoom
May 20, 2020

ITEM NO. A - CALL TO ORDER:

Chairperson Kent Boes called the meeting to order via teleconference at 12:02 PM.

ITEM NO. A - ROLL CALL:

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

Staff present were: Executive Director Gustavo Becerra, Executive Assistant/HR Coordinator Jennifer Ruiz, Operations Manager Tom Goodwin, Occupancy Manager Pattra Runge, Occupancy Manager Alisha Parker and Planning and Community Development Manager Beckie Flores.

Public Present: Former Regional Housing Authority Employee Charles (Larry) Tinker.

ITEM NO. B. – PLEDGE OF ALLEGIENCE: DISPENSED

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D. – AWARDS AND PRESENTATIONS: NONE

ITEM NO. E. – EXECUTIVE SESSION: NONE

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

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

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

Nays: None

Abstain: None

Absent: Commissioners Dan Miller and Toni Benson

ITEM NO. G. – OLD BUSINESS: NONE

ITEM NO. H.9. – RESOLUTION 20-1664 – RECOGNITION AND APPRECIATION FOR THE DILLIGENT SERVICE OF SENIOR DEVELOPMENT AND REHABILITATION SPECIALIST CHARLES (LARRY) TINKER:

Executive Director Gustavo Becerra shared Larry Tinker retired earlier in the month after 20 plus years of being employed at the Housing Authority. He mentioned Mr. Tinker has had a hand in every unit managed or owned by the Housing Authority in one form or another. Mr. Becerra congratulated Mr. Tinker on a great career and said he will be missed.

Chairperson Boes stated the work Mr. Tinker did touched the lives of thousands of people.

Commissioner Lofton thanked Mr. Tinker for his years of service.

Commissioner Foss also thanked Mr. Tinker for his service. He stated he was very impressed with Mr. Tinker's knowledge of all the properties they toured when he became a Commissioner.

Mr. Tinker thanked everyone and stated he was very proud of the changes that have been made during his time with the agency.

Commissioner Cardoza congratulated Mr. Tinker and told him to enjoy the good life.

Planning and Community Development Manager Beckie Flores said Mr. Tinker was missed and wished him all the best.

Commissioner Lofton made a motion to approve Resolution 20-1664, Recognition and Appreciation for the Diligent Service of Senior Development and Rehabilitation Specialist Charles (Larry) Tinker. Commissioner Fletcher made the second. The following roll call vote was taken:

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

Nays: None

Abstain: None

Absent: Commissioners Dan Miller and Toni Benson

ITEM NO. H.10. – ELECTION OF OFFICERS:

Commissioner Fletcher nominated Manny Cardoza and Commissioner Gallaty nominated Kent Boes for Chairperson. Commissioner Fletcher made a motion to close nominations for Chairperson. Commissioner Lofton made the second. All were in favor by voice vote.

A roll call vote was taken. Chairperson Boes abstained from the vote. Commissioner Manny Cardoza had the most votes for Chairperson.

Commissioner Lofton nominated Randy Fletcher as Vice-Chairperson. There were no other nominations. Commissioner Sullenger made a motion to close nominations for Vice-Chairperson. Commissioner Chapdelaine made the second. All were in favor by voice vote.

ITEM NO. I.11. – RHA OWNED/MANAGED PROPERTIES OCCUPANCY/ELIGIBILITY UPDATE:

Occupancy Manager Pattra Runge shared staff has implemented changes to the move-in and move-out processes due to COVID-19. She stated tenants are asked to leave the keys in the unit when they move-out and staff leave the keys and paperwork in the unit when a new family moves in. Ms. Runge mentioned opening day for Office of Migrant Services (OMS) went very smooth and there is currently only one vacant unit.

ITEM NO. I.12. – HOUSING CHOICE VOUCHER OCCUPANCY/ELIGIBILITY UPDATE:

Occupancy Manager Alisha Parker mentioned the utilization rate for the regular vouchers is at 100%. She shared that on March 1, 2020 the 50 Mainstream Vouchers and the 25 Foster Youth Vouchers went live. Ms. Parker stated the VASH numbers for Yuba City were low because there was no social worker available, but City staff have begun working on getting people for the available vouchers.

ITEM NO. I.13. – PLANNING AND COMMUNITY DEVELOPMENT UPDATE:

Ms. Flores shared staff has been transitioning with the departure of Mr. Tinker. She mentioned the roofing project at Kingwood Commons and the water heater replacement project at Butte View Estates have wrapped up. Ms. Flores shared the metal building for the maintenance office should be installed within the next 90 days. She explained there are six (6) projects currently under constructions, four (4) are new construction and two (2) are rehabilitation projects. Ms. Flores stated staff is very active with development activities.

ITEM NO. I.14. – MAINTENANCE UPDATE:

Operations Manager Tom Goodwin stated the work order numbers are up some for this quarter due to staff performing Housing Quality Standard (HQS) inspections. He explained the fire suppression system for Town Center Senior Manor is in process and believes work will start in the next 35 days. Mr. Goodwin shared he needed to confirm with the contractor that they were comfortable entering the units with the current pandemic.

ITEM NO. I.15. – ADMINISTRATIVE UPDATE:

Mr. Becerra stated the fiscal audit is under way and the auditors are onsite. He mentioned staff has resumed their 4/10 schedule. Mr. Becerra shared the office is still closed to the public with a potential opening of half days on June 1, 2020. He said, with the pandemic, getting things done has taken a bit longer. Mr. Becerra explained rent revenues have been at average, if not better.

ITEM NO. J - HOUSING COMMISSIONERS' COMMENTS:

Commissioner Boes thanked everyone for allowing him to serve as Chairperson for the last year.

Commissioner Foss asked if the next meeting would be in person or via Zoom. Mr. Becerra stated staff would continue to monitor the guidelines, but he believes if there was a June 3, 2020 it would probably take place via Zoom.

Commissioner Woten said he hoped everyone was staying safe. He also mentioned Zoom meetings were working so he was okay with continuing the meetings via Zoom.

Commissioner Chapdelaine said for everyone to stay safe.

Commissioner Millhollin stated for everyone to stay safe and be well.

Commissioner Lofton thanked staff for all their hard work and thanked Commissioner Boes for a great job.

Vice-Chairperson Fletcher also thanked Commissioner Boes for a great job.

ITEM NO. K – NEXT MEETING: June 3, 2020

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 12:41 PM.



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RESOLUTION 20-1665

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING LOW INCOME HOUSING COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$4,801.61

WHEREAS, the Regional Housing Authority operates low-income housing projects CA 48-2, CAL 48-4 and CAL 48-5 pursuant to U.S. Department of Housing and Urban Development annual contributions contract SF-211; and

WHEREAS, operations of low-income housing includes the collection of monthly rental amounts; and

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

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending June 30, 2020 and is made a part of this resolution;

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$4,801.61.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 17th day of June 2020 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Manny Cardoza, Chairperson

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

<u>Tenant</u>	<u>Property</u>	<u>Address</u>	<u>Date</u>		<u>Monthly Rent</u>	<u>Rent Owed</u>	<u>Late Fee's</u>	<u>Damages</u>	<u>Solar</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>					
			<u>Move In</u>	<u>Move Out</u>													
T0013098	PH-Rich	391 Miles Ave., Y.C.	10/31/18	09/18/19	\$ 97.00	\$ 155.00	\$ 18.09	\$ 3,442.00	\$ 214.40	\$ 885.00	\$ 4,714.49	No					
T0003393	PH-Rich	303 Bernard Dr., Y.C.	02/08/12	02/11/20	\$ 932.00	\$ -	\$ -	\$ 10.00	\$ 77.12	\$ -	\$ 87.12	No					
											\$ 155.00	\$ 18.09	\$ 3,452.00	\$ 291.52	\$ 885.00	\$ 4,801.61	Total Write Off

glo
6/9/2020

Deceased *

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

Exhibit A

6



REGIONAL HOUSING AUTHORITY

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RESOLUTION 20-1666

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING DEVONSHIRE APARTMENTS COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$2,212.99

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

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

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

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending June 30, 2020 and is made a part of this resolution.

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$2,212.99.

This Resolution is to take effect immediately

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed, and adopted this 17th day of June 2020 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Manny Cardoza, Chairperson

(SEAL)

Devonshire
Collection Loss Write Off
Period: June 2020

<u>Tenant</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>
T0005820	1435 Wescott Road #2	09/30/14	07/25/17		\$ 175.00	\$ 973.00	\$ -	\$ -	\$ -	\$ -	\$ 973.00	No
T0007297	1431 Wescott Road #2	04/18/16	08/09/17		\$ 232.00	\$ 1,077.00	\$ -	\$ -	\$ 162.99	\$ -	\$ 1,239.99	No
					\$ 2,050.00	\$ -	\$ -	\$ -	\$ 162.99	\$ -	\$ 2,212.99	Total Write Off

20
 6/9/2020

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

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RESOLUTION 20-1667

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$745.72

WHEREAS, the Regional Housing Authority operates low-income housing projects Centennial Arms, Butte View Estates and Rural Development farm work housing project Phases I, II and III pursuant to U.S. Department of Agriculture regulations; and

WHEREAS, operations of low-income housing include the collection of monthly rental amounts; and

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

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending June 30, 2020 and is made a part of this resolution.

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$745.72.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed, and adopted this 17th day of June 2020 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Manny Cardoza, Chairperson

(SEAL)

USDA
Collection Loss Write Off
Period: June 2020

<u>Tenant</u>	<u>Property</u>	<u>Address</u>	<u>Date</u>		<u>Monthly Rent</u>	<u>Rent Owed</u>	<u>Late Fee's</u>	<u>Damages</u>	<u>Solar</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
			<u>Move In</u>	<u>Move Out</u>								
T0014472	CA	9829 N Street #13, Live Oak	02/08/18	03/16/20	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 745.72	No
											\$ 745.72	Total Write Off

P

6/9/20

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

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

Deceased *

Exhibit A

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: June 17, 2020
To: Board of Commissioners
From: Marco Cruz – Chief Financial Officer
Subject: Financial Review
 Project Net Income April 1, 2019, through March 31, 2020 (unaudited)
 Reserve Account Balances Through March 31, 2020

The Regional Housing Authority continues to have strong positive Operating Revenue. USDA, Public Housing, HCV Admin continue to bring in solid positive receipts. Due to the COVID-19 pandemic, HUD allowed housing authorities an extension to complete their annual financial audit and submission to REAC. The Finance team decided to adhere to the normal due dates and the audit is nearing completion at time of writing.

Business Activities

	Devonshire Actual	Devonshire Budget	Devonshire Variance	Kingwood Commons Actual	Kingwood Commons Budget	Kingwood Commons Variance	PCD Actual	PCD Budget	PCD Variance
REVENUE	\$311,753	\$253,408	\$58,345	\$699,386	\$537,257	\$162,129	\$233,669	\$337,316	(\$103,647)
OPERATING EXPENSES	\$183,750	\$190,415	\$6,665	\$365,991	\$362,481	(\$3,510)	\$218,326	\$328,316	\$109,990
OPERATING REVENUE	\$128,003	\$62,992	\$65,010	\$333,395	\$174,776	\$158,619	\$15,343	\$9,000	\$6,343
NON-OPERATING EXPENSES	\$153,332	\$75,993	(\$77,340)	\$289,030	\$166,490	(\$122,540)	\$154	\$0	(\$154)
NET INCOME	(\$25,330)	(\$13,000)	(\$12,330)	\$44,365	\$8,286	\$36,079	\$15,189	\$9,000	\$6,189

	Trio Program Actual	Trio Program Budget	Trio Program Variance	Development Projects Actual	Development Projects Budget	Development Projects Variance	Other Business Activities Actual	Other Business Activities Budget	Other Business Activities Variance
REVENUE	\$21,972	n/a	n/a	\$3,570,586	n/a	n/a	\$808,288	\$349,091	\$459,197
OPERATING EXPENSES	\$5,831			\$33,341			\$499,697	\$146,007	(\$353,690)
OPERATING REVENUE	\$16,141			\$3,537,245			\$308,591	\$203,084	\$105,508
NON-OPERATING EXPENSES	\$315,358			(\$548,245)			\$262,587	\$71,969	(\$190,618)
NET INCOME	(\$299,217)			\$4,085,490			\$46,004	\$131,114	(\$85,110)

Devonshire's operating revenue was positive to budget and there was a gain on the sale of the property of \$585,000, greatly improving RHA's cash balance. Development Projects continues to be a larger share of Business Activities revenues. Of the \$3,570,586 in development revenue shown above, \$3,150,440 was pass through grants from municipalities that were then loaned to the development projects. PCD was positive to budget and Other Business Activities was also positive to budget.

Fiduciary Funds

	Homes 2 Families Actual	Homes 2 Families Budget	Homes 2 Families Variance	Heather Glenn (Mental Health) Actual	Heather Glenn (Mental Health) Budget	Heather Glenn (Mental Health) Variance
REVENUE	\$133,441	n/a	n/a	\$53,924	\$50,648	\$3,276
OPERATING EXPENSES	\$87,559			\$42,630	\$50,600	\$7,970
OPERATING REVENUE	\$45,882			\$11,293		\$11,293
NON-OPERATING EXPENSES	\$200,000			\$11,600	\$0	(\$11,600)
NET INCOME	(\$154,118)			(\$307)		(\$307)

Homes 2 Families is administered on behalf of the City of Yuba City. \$200,000 of H2F's reserves were authorized as a grant to RHA for the New Haven Development, represented in the Non-Operating Expenses. Heather Glenn's income includes an \$11,000 receivable to bring the Net Income to zero.

Housing Choice Voucher

	HCV Admin Actual	HCV Admin Budget	HCV Admin Variance	HCV Voucher Actual	HCV Voucher Budget	HCV Voucher Variance
REVENUE	\$1,229,384	\$1,126,009	\$103,375	\$10,401,587	n/a	n/a
OPERATING EXPENSES	\$878,445	\$1,049,683	\$171,238	\$10,430,974		
OPERATING REVENUE	\$350,939	\$76,325	\$274,614	(\$29,387)		
NON-OPERATING EXPENSES	\$17,795	\$0	(\$17,795)	\$0		
NET INCOME	\$333,143	\$76,325	\$256,818	(\$29,387)		

Due to the high lease up rate of HCV vouchers without an increase in expenses, HCV Admin had a robust ending to the fiscal year. The HCV Mainstream program began in March but we did not receive Admin funds, only voucher funding.

Public Housing

	Public Housing Actual	Public Housing Budget	Public Housing Variance
REVENUE	\$1,880,405	\$1,542,281	\$338,124
OPERATING EXPENSES	\$1,444,089	\$1,491,347	\$47,257
OPERATING REVENUE	\$436,316	\$50,935	\$385,381
NON-OPERATING EXPENSES	\$226,425	\$0	(\$226,425)
NET INCOME	\$209,891	\$50,935	\$158,956

Public Housing grant income (operating subsidy and capital funds) was better than budget by \$225,000 and \$110,000 positive to budget in tenant income. The Non-Operating Expense is for depreciation expense, which was not budgeted.

State/Local

	NSP Actual	NSP Budget	NSP Variance	OMS Actual	OMS Budget	OMS Variance	Teesdale Actual	Teesdale Budget	Teesdale Variance
REVENUE	\$233,572	n/a	n/a	\$890,851	n/a	n/a	\$38,001	\$32,022	\$5,979
OPERATING EXPENSES	\$205,684			\$921,127			\$28,833	\$31,753	\$2,921
OPERATING REVENUE	\$27,889			(\$30,276)			\$9,168	\$269	\$8,899
NON-OPERATING EXPENSES	\$170,872			\$22,429			\$11,512	\$0	(\$11,512)
NET INCOME	(\$142,983)			(\$52,705)			(\$2,344)	\$269	(\$2,613)

200 Jessica Drive under the Neighborhood Stabilization Program (NSP) continues to be under construction with only a portion of the expenses covered by insurance for its water damage. OMS continues to require some additional funding from RHA's unrestricted funds. We are currently in communication with the Office of Migrant services team on additional options.

USDA

	USDA Actual	USDA Budget	USDA Variance
REVENUE	\$2,994,674	\$2,825,606	\$169,068
OPERATING EXPENSES	\$2,025,589	\$2,184,050	\$158,461
OPERATING REVENUE	\$969,086	\$641,557	\$327,529
NON-OPERATING EXPENSES	\$907,698	\$639,976	(\$267,721)
NET INCOME	\$61,388	\$1,580	\$59,808

Rural Development had positive receipts but the income statement omits replacement reserve payments of \$277,546.

Prepared by:

Submitted by:


 Marco Cruz, Chief Financial Officer


 Gustavo Becerra, Executive Director

Restricted Accounts

Account	Origination	Uses	Approval	Balance
Checking Accounts				
Checking Central Office (6035)	Program Income	Daily Operations/Payroll	Internal	1,000,000.00
Checking Sweep (8277)	Program Income	Daily Operations/Payroll	Internal	1,173,748.30
Total Cash Accounts				2,173,748.30
Federal Programs				
HUD - Housing Choice Voucher				
Reserve Checking HCV (6084)	Monthly Subsidy	Housing Assistance Payments (HAP's)	Internal	100,272.76
Reserve UNA HCV (2454)	Monthly Subsidy	Admin Costs/HAP's	Internal	452,750.43
				553,023.19
HUD - Family Self Sufficiency				
Reserve FSS Escrow HCV (7896)	HAP's	Escrow Account	Payout to Participant	214,204.08
Reserve FSS Escrow PH (5595)	HAP's	Escrow Account	Payout to Participant	2,159.51
				216,363.59
HUD - Public Housing (CFP)				
Reserve General PH (3854)	Operating Reserves	Capital Improvements	Internal	567,812.91
				567,812.91
USDA				
Grant Rehab RD 2 (2090)	Federal Rehab Grant - Existing Units	Capital Improvements	USDA	0.61
Supervised CA (8621)	Program Income - \$1,657 per month	Capital Improvements	USDA	102,999.19
Supervised BVE (0469)	Program Income - \$1,447 per month	Capital Improvements	USDA	21,050.44
Supervised BVE (Chase)	Program Income - \$800 per month	Capital Improvements	USDA	66,156.27
Supervised RD (6072)	Program Income - \$19,225 per month	Capital Improvements	USDA	1,422,312.82
				1,612,519.33
Total Federal Programs				2,949,719.02

State Programs

IF

Account	Origination	Uses	Approval	Balance
Mental Health Services				
Reserve Operating HG (2387)	Escrow	Capital Improvements	Internal	2,633.51
Reserve Replacement HG (2399)	Program Net Income	Capital Improvements	Internal	8,812.60
Reserve General Teesdale (7409)	Program Net Income	Capital Improvements	Internal	28,637.07
				40,083.18
Migrant Services				
Reserve Care OMS (3094)	PGE Discount	Capital Improvements	OMS	80,655.23
Reserve General OMS (3112)	Prior Unspent Budget	Capital Improvements	OMS	16,345.30
				97,000.53
Neighborhood Stabilization Program 1				
Reserve Operating NSP-1 (8669)	Program Net Income	Capital Improvements	City of Yuba City	122,603.81
Reserve Replacement NSP-1 (8657)	Program Income - \$1,288 per month	Capital Improvements	City of Yuba City	95,800.07
				218,403.88
Total State Programs				
				355,487.59
Fiduciary Programs				
City of Yuba City - Homes2Families				
Reserve Operating H2F (6697)	Program Net Income	Capital Improvements	City of Yuba City	260,371.48
Reserve Replacement H2F (6430)	Program Income - \$1,500 per month	Capital Improvements	City of Yuba City	3,458.84
				263,830.32
Total Restricted Programs				
		<i>Usage mandated by funding source</i>		5,742,785.23

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Account	Origination	Uses	Approval	Balance
Security Deposit Accounts (Restricted)				
Security Deposits BVE (0147)	Tenant Income	Payout to Tenant	Internal	9,162.39
Security Deposits CA (8608)	Tenant Income	Payout to Tenant	11087.39	11,897.51
Security Deposits H2F (8937)	Tenant Income	Payout to Tenant	Internal	5,275.07
Security Deposits HG (4931)	Tenant Income	Payout to Tenant	Internal	2,000.03
Security Deposits KC (6443)	Tenant Income	Payout to Tenant	Internal	39,916.71
Security Deposits NSP-1 (8645)	Tenant Income	Payout to Tenant	Internal	10,550.03
Security Deposits OMS (5601)	Tenant Income	Payout to Tenant	Internal	534.92
Security Deposits PH (9085)	Tenant Income	Payout to Tenant	Internal	49,150.09
Security Deposits RD (6030)	Tenant Income	Payout to Tenant	Internal	21,425.43
Security Deposits Teesdale (9303)	Tenant Income	Payout to Tenant	Internal	1,404.06
Total Security Deposits				151,316.24

Miscellaneous Accounts (Unrestricted)

Checking PH (6047)	Pass-through	Minimum Balance	Internal	0.90
Checking USDA (6011)	Pass-through	Minimum Balance	Internal	98,397.50
Reserve General BBP (1711)	Program Income	Minimum Balance	Internal	100.00
Reserve General HH (1723)	Program Income	Minimum Balance	Internal	100.25
Reserve General LC-35 (1796)	Program Income	Minimum Balance	Internal	276,393.93
Reserve General LC-35 (4955)	Program Income	Minimum Balance	Internal	612.87
Reserve Solar Farm (RVCB)	Program Income	Inverter Replacement (2023)	Internal	51,630.54
Total Unrestricted Accounts				427,235.99

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