



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

September 8, 2021

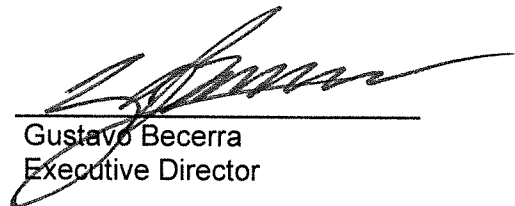
TO: Chairperson Kent Boes
Vice-Chairperson Randy Fletcher
Commissioner Tony Kurlan
Commissioner Dan Miller
Commissioner Sue Hoek
Commissioner Denise Conrado
Commissioner Jeramy Chapdelaine
Commissioner Bob Woten
Commissioner Suzanne Gallaty
Commissioner Shon Harris
Commissioner Nicholas Micheli
Commissioner Doug Lofton
Commissioner John Loudon
Commissioner Manny Cardoza
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
The Union

NOTICE OF REGULAR MEETING

September 15, 2021

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, September 15, 2021, at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.**



Gustavo Becerra
Executive Director

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

**Richland Neighborhood Center,
420 Miles Avenue, Yuba City, CA 95991**

September 15, 2021, 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 1, 2021 pg. 1
 - 2. Resolution 21-1715 – Neighborhood Stabilization Program Collection Loss Write-Off pg. 4
 - 3. Resolution 21-1716 – Approval of Annual Utility Study and Allowance – Energy Efficient pg. 6
 - 4. Resolution 21-1717 - Approval of the Annual Utility Study and Allowance – Housing Choice Voucher pg. 15
- F. OLD BUSINESS: Discussion/Possible Action: NONE

G. NEW BUSINESS: Discussion/Possible Action:

5. Acceptance of Audit for FYE 2021 into Record
Marco Cruz, Chief Financial Officer

pg. 28

H. ADMINISTRATIVE REPORT:

6. Administrative Update
Gustavo Becerra, Executive Director

I. EXECUTIVE SESSION: NONE

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

J. HOUSING COMMISSIONERS' COMMENTS:

K. NEXT MEETING: October 6, 2021

L. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY
Minutes
Regular Board Meeting
September 1, 2021

ITEM NO. A - CALL TO ORDER:

Chairperson Kent Boes called the meeting to order.

ITEM NO. A - ROLL CALL:

Chairperson Kent Boes, Vice-Chairperson Randy Fletcher Commissioners Jeramy Chapdelaine, Dan Miller, Shon Harris, Denise Conrado, Bob Woten, Sue Hoek, and Manny Cardoza were present. Commissioners Doug Lofton, Tony Kurlan, Nicholas Micheli, John Loudon, and Suzanne Gallaty were absent. Legal Counsel Brant Bordsen was also present.

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Commissioner Miller led the pledge of allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D. – AWARDS AND PRESENTATIONS: NONE

ITEM NO. E.1. – CLOSED SESSION PURSUANT TO SECTION 54956.8 OF THE CALIFORNIA GOVERNMENT CODE: CONFERENCE WITH REAL PROPERTY NEGOTIATORS, PROPERTY: 1717 HIGHWAY 20, COLUSA, CA 95932; AGENCY NEGOTIATORS: GUSTAVO BECERRA AND BECKIE FLORES; NEGOTIATION PARTIES: WEST BUTTE REALTY, MARK MORRIS; UNDER NEGOTIATION: POSSIBLE ACQUISITION OF PROPERTY (INCLUDES INSTRUCTIONS TO NEGOTIATOR REGARDING PRICE AND TERMS OF PAYMENT):

Legal Counsel Bordsen said there was no reportable action taken, if the Board so chooses, there will be action taken later in the agenda.

ITEM NO. F.2. - CONSENT CALENDAR:

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

Vote: Ayes: Chairperson Kent Boes, Vice-Chairperson Randy Fletcher, Commissioners Dan Miller, Bob Woten, Denise Conrado, Manny Cardoza, Jeramy Chapdelaine, Sue Hoek, and Shon Harris

Nays: None

Abstain: None

Absent: Commissioners Tony Kurlan, Nicholas Micheli, John Loudon, Doug Lofton, and Suzanne Gallaty

ITEM NO. G.- OLD BUSINESS: NONE

ITEM NO. H.3- APPROVAL OF OMNIBUS AGREEMENT:

Chief Financial Officer Marco Cruz explained there is not a current agreement in place for funds or fees coming from a project to reimburse the Regional Housing Authority for costs. He stated this agreement will be defining the pass-through process. Mr. Cruz mentioned there are two agreements included, one between the Regional Housing Authority and Sutter Community Affordable Housing and its subsidiary entities and one between the Regional Housing Authority and Building Better Partnerships, Inc., and its subsidiary entities. He stated each year Schedule A and Schedule B will be updated to include all existing and any new projects and will be brought back to the Board for approval.

Vice-Chairperson Fletcher made a motion to approve the Omnibus Assignment and Assumption Agreement with Building Better Partnerships, Inc. and with Sutter Community Affordable Housing, Inc. Commissioner Miller made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Vice-Chairperson Randy Fletcher, Commissioners Dan Miller, Bob Woten, Denise Conrado, Manny Cardoza, Jeramy Chapdelaine, Sue Hoek, and Shon Harris

Nays: None

Abstain: None

Absent: Commissioners Tony Kurlan, Nicholas Micheli, John Loudon, Doug Lofton, and Suzanne Gallaty

ITEM NO. H.4- RESOLUTION 21-1714 – APPROVAL OF PURCHASE AND SALE AGREEMENT FOR 1717 HIGHWAY 20, COLUSA, CA 95932:

Planning and Community Development Manager Beckie Flores went over the purchase agreement and shared the anticipated closing date for escrow is September 30, 2021. She mentioned the resolution will authorize the Executive Director to sign any and all documents related to the purchase of the property.

Commissioner Conrado made a motion to approve Resolution 21-1714 – Approval of Purchase

and Sale Agreement for 1717 Highway 20, Colusa, CA 95932. Commissioner Cardoza made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Vice-Chairperson Randy Fletcher, Commissioners Dan Miller, Bob Woten, Denise Conrado, Manny Cardoza, Jeramy Chapdelaine, Sue Hoek, and Shon Harris

Nays: None

Abstain: None

Absent: Commissioners Tony Kurlan, Nicholas Micheli, John Loudon, Doug Lofton, and Suzanne Gallaty

ITEM NO. I.5. – ADMINISTRATIVE UPDATE:

Mr. Becerra said the groundbreaking ceremony for the Cedar Lane projects will be tomorrow, September 2, 2021, at 10:30 AM for anyone who may be able to attend.

ITEM NO. J - HOUSING COMMISSIONERS' COMMENTS:

Vice-Chairperson Fletcher asked about any updates for the Ad Hoc committee regarding the property and liability insurance. Mr. Cruz shared all companies back out and many said they could not compete with the HARRP rates, or they did not provide insurance for our industry. Vice-Chairperson Fletcher said the agency should prepare for at least a 25% increase and notate the increase in the budget for next year.

Commissioner Conrado said she is excited about the Colusa project.

ITEM NO. K – NEXT MEETING: September 15, 2021

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 12:46 PM.



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RESOLUTION 21-1715

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING NEIGHBORHOOD STABILIZATION PROGRAM (NSP) COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$745.72

WHEREAS, the Regional Housing Authority operates affordable housing in multiple jurisdictions; and

WHEREAS, operations of affordable 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 September 30, 2021 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 15th day of September 2021 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Kent Boes, Chairperson

(SEAL)

**NSP - Yuba City
Collection Loss Write Off
Period: September 2021**

Name	Address	Date		Monthly Rent	Rent Owed	Late Fee's	Damages	Utilities	Legal Fee's	Total Owed	Payback Agreement
		Move In	Move Out								
T0003666	3117 Roosevelt Road, YC 95993	09/30/10	06/30/21	\$ 924.00	\$ -	\$ -	\$ 745.72	\$ -	\$ -	\$ 745.72	No
					\$ -	\$ -	\$ 745.72	\$ -	\$ -	\$ 745.72	
					\$ -	\$ -	\$ 745.72	\$ -	\$ -	\$ 745.72	
										\$ 745.72	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

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RESOLUTION 21-1716

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY APPROVAL OF THE ANNUAL UTILITY STUDY AND ALLOWANCE-ENERGY EFFICIENT

WHEREAS, the Regional Housing Authority (RHA) manages up to 1,930 Housing Choice Voucher Participants; and

WHEREAS, the United States Department of Housing and Urban Development requires an annual study of the utility allowances for jurisdiction; and

WHEREAS, the Board of Commissioners of RHA has reviewed the information submitted; and

WHEREAS, these Energy Efficient Utility Allowances upon adoption by the RHA Board of Commissioners will apply to tenants that occupy qualified dwelling units newly constructed or substantially rehabbed after November 1, 2016;

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

1. The information provided in the Section 8 Housing Choice Voucher Survey and Study is true and accurate.
2. There was a qualifying change in cost of tenant provided energy efficient utilities.
3. New utility allowances per the study should be implemented effective November 1, 2021, which are attached.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on September 15, 2021 by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

(SEAL)

ATTEST: _____
Kent Boes, Chairperson

Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Energy Efficient Apartment				
Utility or Service: Colusa County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$18.00	\$21.00	\$24.00	\$25.00	\$28.00	\$31.00
b. Bottle Gas/Propane						
c. Electric	\$20.00	\$24.00	\$30.00	\$37.00	\$43.00	\$50.00
d. Electric Heat Pump	\$18.00	\$21.00	\$25.00	\$27.00	\$31.00	\$34.00
e. Oil						
Cooking						
a. Natural Gas	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$15.00	\$19.00	\$24.00	\$29.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$30.00	\$36.00	\$51.00	\$66.00	\$81.00	\$96.00
Air Conditioning	\$11.00	\$13.00	\$19.00	\$24.00	\$29.00	\$34.00
Water Heating						
a. Natural Gas	\$7.00	\$9.00	\$12.00	\$16.00	\$21.00	\$24.00
b. Bottle Gas/Propane						
c. Electric	\$20.00	\$24.00	\$30.00	\$37.00	\$44.00	\$50.00
d. Oil						
Water, Sewer, Trash Collection						
Water (<i>Arbuckle</i>)	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Sewer (<i>Arbuckle</i>)	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Trash Collection (<i>Recology</i>)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Energy Efficient Row House/Townhouse/Semi-Detached/Duplex				
Utility or Service: Colusa County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$24.00	\$28.00	\$31.00	\$34.00	\$37.00	\$40.00
b. Bottle Gas/Propane						
c. Electric	\$30.00	\$35.00	\$43.00	\$51.00	\$59.00	\$67.00
d. Electric Heat Pump	\$21.00	\$25.00	\$30.00	\$33.00	\$37.00	\$41.00
e. Oil						
Cooking						
a. Natural Gas	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$15.00	\$19.00	\$24.00	\$29.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$39.00	\$46.00	\$65.00	\$84.00	\$103.00	\$127.00
Air Conditioning	\$11.00	\$13.00	\$23.00	\$32.00	\$42.00	\$51.00
Water Heating						
a. Natural Gas	\$9.00	\$10.00	\$16.00	\$21.00	\$25.00	\$29.00
b. Bottle Gas/Propane						
c. Electric	\$25.00	\$30.00	\$38.00	\$46.00	\$54.00	\$63.00
d. Oil						
Water, Sewer, Trash Collection						
Water (<i>Arbuckle</i>)	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Sewer (<i>Arbuckle</i>)	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Trash Collection (<i>Recology</i>)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.		Utility or Service		per month cost		
		Heating		\$		
Name of Family		Cooking		\$		
		Other Electric		\$		
Address of Unit		Air Conditioning		\$		
		Water Heating		\$		
Number of Bedrooms		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
		Total		\$		



Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Energy Efficient Apartment				
Utility or Service: Nevada County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$18.00	\$21.00	\$24.00	\$25.00	\$28.00	\$31.00
b. Bottle Gas/Propane						
c. Electric	\$20.00	\$24.00	\$30.00	\$37.00	\$43.00	\$50.00
d. Electric Heat Pump	\$18.00	\$21.00	\$25.00	\$27.00	\$31.00	\$34.00
e. Oil						
Cooking						
a. Natural Gas	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$15.00	\$19.00	\$24.00	\$29.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$30.00	\$36.00	\$51.00	\$66.00	\$81.00	\$96.00
Air Conditioning	\$11.00	\$13.00	\$19.00	\$24.00	\$29.00	\$34.00
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a. Natural Gas	\$7.00	\$9.00	\$12.00	\$16.00	\$21.00	\$24.00
b. Bottle Gas/Propane						
c. Electric	\$20.00	\$24.00	\$30.00	\$37.00	\$44.00	\$50.00
d. Oil						
Water, Sewer, Trash Collection						
Water (<i>Grass Valley</i>)	\$37.00	\$40.00	\$45.00	\$51.00	\$56.00	\$62.00
Sewer (<i>Grass Valley</i>)	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00
Trash Collection (<i>Recology</i>)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
		Sewer		\$		
Address of Unit		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
Number of Bedrooms		Total		\$		



Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

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Monthly Dollar Allowances						
Heating						
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b. Bottle Gas/Propane						
c. Electric	\$30.00	\$35.00	\$43.00	\$51.00	\$59.00	\$67.00
d. Electric Heat Pump	\$21.00	\$25.00	\$30.00	\$33.00	\$37.00	\$41.00
e. Oil						
Cooking						
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Sewer (<i>Grass Valley</i>)	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00
Trash Collection (<i>Recology</i>)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
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		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

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b. Bottle Gas/Propane						
c. Electric	\$20.00	\$24.00	\$30.00	\$37.00	\$43.00	\$50.00
d. Electric Heat Pump	\$18.00	\$21.00	\$25.00	\$27.00	\$31.00	\$34.00
e. Oil						
Cooking						
a. Natural Gas	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$15.00	\$19.00	\$24.00	\$29.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$30.00	\$36.00	\$51.00	\$66.00	\$81.00	\$96.00
Air Conditioning	\$11.00	\$13.00	\$19.00	\$24.00	\$29.00	\$34.00
Water Heating						
a. Natural Gas	\$7.00	\$9.00	\$12.00	\$16.00	\$21.00	\$24.00
b. Bottle Gas/Propane						
c. Electric	\$20.00	\$24.00	\$30.00	\$37.00	\$44.00	\$50.00
d. Oil						
Water, Sewer, Trash Collection						
Water (<i>Yuba City</i>)	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00
Sewer (<i>Yuba City</i>)	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00
Trash Collection (<i>Recology</i>)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances						
To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service		per month cost			
	Heating		\$			
Name of Family	Cooking		\$			
	Other Electric		\$			
	Air Conditioning		\$			
	Water Heating		\$			
	Water		\$			
Address of Unit	Sewer		\$			
	Trash Collection		\$			
	Range / Microwave		\$			
	Refrigerator		\$			
	Other		\$			
	Other		\$			
	Other		\$			
Number of Bedrooms	Other		\$			
	Total		\$			



Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Energy Efficient Row House/Townhouse/Semi-Detached/Duplex				
Utility or Service: Sutter County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$24.00	\$28.00	\$31.00	\$34.00	\$37.00	\$40.00
b. Bottle Gas/Propane						
c. Electric	\$30.00	\$35.00	\$43.00	\$51.00	\$59.00	\$67.00
d. Electric Heat Pump	\$21.00	\$25.00	\$30.00	\$33.00	\$37.00	\$41.00
e. Oil						
Cooking						
a. Natural Gas	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$15.00	\$19.00	\$24.00	\$29.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$39.00	\$46.00	\$65.00	\$84.00	\$103.00	\$127.00
Air Conditioning	\$11.00	\$13.00	\$23.00	\$32.00	\$42.00	\$51.00
Water Heating						
a. Natural Gas	\$9.00	\$10.00	\$16.00	\$21.00	\$25.00	\$29.00
b. Bottle Gas/Propane						
c. Electric	\$25.00	\$30.00	\$38.00	\$46.00	\$54.00	\$63.00
d. Oil						
Water, Sewer, Trash Collection						
Water (<i>Yuba City</i>)	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00
Sewer (<i>Yuba City</i>)	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00
Trash Collection (<i>Recology</i>)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
Number of Bedrooms		Other		\$		
		Other		\$		
		Total		\$		



Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Energy Efficient Apartment				
Utility or Service: Yuba County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$18.00	\$21.00	\$24.00	\$25.00	\$28.00	\$31.00
b. Bottle Gas/Propane						
c. Electric	\$20.00	\$24.00	\$30.00	\$37.00	\$43.00	\$50.00
d. Electric Heat Pump	\$18.00	\$21.00	\$25.00	\$27.00	\$31.00	\$34.00
e. Oil						
Cooking						
a. Natural Gas	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$15.00	\$19.00	\$24.00	\$29.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$30.00	\$36.00	\$51.00	\$66.00	\$81.00	\$96.00
Air Conditioning	\$11.00	\$13.00	\$19.00	\$24.00	\$29.00	\$34.00
Water Heating						
a. Natural Gas	\$7.00	\$9.00	\$12.00	\$16.00	\$21.00	\$24.00
b. Bottle Gas/Propane						
c. Electric	\$20.00	\$24.00	\$30.00	\$37.00	\$44.00	\$50.00
d. Oil						
Water, Sewer, Trash Collection						
Water <i>(CA Water Service)</i>	\$35.00	\$38.00	\$45.00	\$53.00	\$61.00	\$69.00
Sewer <i>(Utility Management Services)</i>	\$52.00	\$52.00	\$52.00	\$52.00	\$52.00	\$52.00
Trash Collection <i>(Recology)</i>	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances						
To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service		per month cost			
	Heating		\$			
Name of Family	Cooking		\$			
	Other Electric		\$			
Address of Unit	Air Conditioning		\$			
	Water Heating		\$			
Number of Bedrooms	Water		\$			
	Sewer		\$			
	Trash Collection		\$			
	Range / Microwave		\$			
	Refrigerator		\$			
	Other		\$			
		Other		\$		
		Total		\$		



Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Energy Efficient Row House/Townhouse/Semi-Detached/Duplex				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Yuba County						
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$24.00	\$28.00	\$31.00	\$34.00	\$37.00	\$40.00
b. Bottle Gas/Propane						
c. Electric	\$30.00	\$35.00	\$43.00	\$51.00	\$59.00	\$67.00
d. Electric Heat Pump	\$21.00	\$25.00	\$30.00	\$33.00	\$37.00	\$41.00
e. Oil						
Cooking						
a. Natural Gas	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$15.00	\$19.00	\$24.00	\$29.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$39.00	\$46.00	\$65.00	\$84.00	\$103.00	\$127.00
Air Conditioning	\$11.00	\$13.00	\$23.00	\$32.00	\$42.00	\$51.00
Water Heating						
a. Natural Gas	\$9.00	\$10.00	\$16.00	\$21.00	\$25.00	\$29.00
b. Bottle Gas/Propane						
c. Electric	\$25.00	\$30.00	\$38.00	\$46.00	\$54.00	\$63.00
d. Oil						
Water, Sewer, Trash Collection						
Water <i>(CA Water Service)</i>	\$35.00	\$38.00	\$45.00	\$53.00	\$61.00	\$69.00
Sewer <i>(Utility Management Services)</i>	\$52.00	\$52.00	\$52.00	\$52.00	\$52.00	\$52.00
Trash Collection <i>(Recology)</i>	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		





REGIONAL HOUSING AUTHORITY

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RESOLUTION 21-1717

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY APPROVAL OF THE ANNUAL UTILITY STUDY AND ALLOWANCE-HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the Regional Housing Authority (RHA) manages up to 1,930 Housing Choice Voucher Participants; and

WHEREAS, the United States Department of Housing and Urban Development requires an annual study of the utility allowances for jurisdiction; and

WHEREAS, the Board of Commissioners of RHA has reviewed the information submitted;

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

1. The information provided in the Section 8 Housing Choice Voucher Survey and Study is true and accurate.
2. There was a qualifying change in cost of tenant provided utilities.
3. New utility allowances per the study should be implemented effective November 1, 2021, which are attached.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on September 15, 2021, by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____

Kent Boes, Chairperson

(SEAL)

Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Apartment				
Utility or Service: Colusa County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$21.00	\$25.00	\$28.00	\$31.00	\$34.00	\$37.00
b. Bottle Gas/Propane	\$37.00	\$46.00	\$51.00	\$56.00	\$61.00	\$66.00
c. Electric	\$25.00	\$29.00	\$37.00	\$45.00	\$53.00	\$61.00
d. Electric Heat Pump	\$22.00	\$25.00	\$30.00	\$34.00	\$37.00	\$41.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00
c. Electric	\$11.00	\$12.00	\$18.00	\$24.00	\$29.00	\$35.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$37.00	\$44.00	\$63.00	\$81.00	\$100.00	\$121.00
Air Conditioning	\$14.00	\$17.00	\$23.00	\$29.00	\$36.00	\$42.00
Evaporative Cooling	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00	\$12.00
Water Heating						
a. Natural Gas	\$9.00	\$10.00	\$15.00	\$21.00	\$25.00	\$29.00
b. Bottle Gas/Propane	\$17.00	\$20.00	\$27.00	\$37.00	\$46.00	\$54.00
c. Electric	\$25.00	\$29.00	\$37.00	\$45.00	\$53.00	\$61.00
d. Oil						
Water, Sewer, Trash Collection						
Water <i>(Arbuckle)</i>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Sewer <i>(Arbuckle)</i>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Trash Collection <i>(Recology)</i>	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
		Sewer		\$		
Address of Unit		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Row House/Townhouse/Semi-Detached/Duplex				
Utility or Service: Colusa County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$28.00	\$34.00	\$37.00	\$41.00	\$44.00	\$48.00
b. Bottle Gas/Propane	\$51.00	\$61.00	\$66.00	\$76.00	\$81.00	\$88.00
c. Electric	\$36.00	\$43.00	\$52.00	\$62.00	\$72.00	\$82.00
d. Electric Heat Pump	\$26.00	\$31.00	\$36.00	\$41.00	\$45.00	\$50.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00
c. Electric	\$11.00	\$12.00	\$18.00	\$24.00	\$29.00	\$35.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$48.00	\$57.00	\$80.00	\$103.00	\$132.00	\$161.00
Air Conditioning	\$14.00	\$16.00	\$28.00	\$39.00	\$51.00	\$63.00
Evaporative Cooling	\$4.00	\$5.00	\$8.00	\$11.00	\$15.00	\$18.00
Water Heating						
a. Natural Gas	\$12.00	\$13.00	\$19.00	\$25.00	\$31.00	\$37.00
b. Bottle Gas/Propane	\$22.00	\$24.00	\$34.00	\$46.00	\$56.00	\$66.00
c. Electric	\$31.00	\$36.00	\$46.00	\$57.00	\$66.00	\$77.00
d. Oil						
Water, Sewer, Trash Collection						
Water <i>(Arbuckle)</i>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Sewer <i>(Arbuckle)</i>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Trash Collection <i>(Recology)</i>	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family Address of Unit Number of Bedrooms		Heating		\$		
		Cooking		\$		
		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
		Total		\$		



Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Detached House/Mobile Home				
Utility or Service: Colusa County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$31.00	\$35.00	\$40.00	\$44.00	\$48.00	\$53.00
b. Bottle Gas/Propane	\$56.00	\$63.00	\$71.00	\$81.00	\$88.00	\$95.00
c. Electric	\$52.00	\$61.00	\$70.00	\$79.00	\$88.00	\$99.00
d. Electric Heat Pump	\$31.00	\$36.00	\$43.00	\$48.00	\$53.00	\$59.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00
c. Electric	\$11.00	\$12.00	\$18.00	\$24.00	\$29.00	\$35.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$56.00	\$66.00	\$93.00	\$124.00	\$158.00	\$193.00
Air Conditioning	\$11.00	\$13.00	\$29.00	\$45.00	\$60.00	\$77.00
Evaporative Cooling	\$3.00	\$4.00	\$8.00	\$13.00	\$18.00	\$22.00
Water Heating						
a. Natural Gas	\$12.00	\$13.00	\$19.00	\$25.00	\$31.00	\$37.00
b. Bottle Gas/Propane	\$22.00	\$24.00	\$34.00	\$46.00	\$56.00	\$66.00
c. Electric	\$31.00	\$36.00	\$46.00	\$57.00	\$66.00	\$77.00
d. Oil						
Water, Sewer, Trash Collection						
Water (<i>Arbuckle</i>)	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Sewer (<i>Arbuckle</i>)	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Trash Collection (<i>Recology</i>)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
		Sewer		\$		
Address of Unit		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



Utility Allowance Schedule

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Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Apartment				
Utility or Service: Nevada County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$21.00	\$25.00	\$28.00	\$31.00	\$34.00	\$37.00
b. Bottle Gas/Propane	\$37.00	\$46.00	\$51.00	\$56.00	\$61.00	\$66.00
c. Electric	\$25.00	\$29.00	\$37.00	\$45.00	\$53.00	\$61.00
d. Electric Heat Pump	\$22.00	\$25.00	\$30.00	\$34.00	\$37.00	\$41.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00
c. Electric	\$11.00	\$12.00	\$18.00	\$24.00	\$29.00	\$35.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$37.00	\$44.00	\$63.00	\$81.00	\$100.00	\$121.00
Air Conditioning	\$14.00	\$17.00	\$23.00	\$29.00	\$36.00	\$42.00
Evaporative Cooling	\$5.00	\$5.00	\$7.00	\$9.00	\$11.00	\$13.00
Water Heating						
a. Natural Gas	\$9.00	\$10.00	\$15.00	\$21.00	\$25.00	\$29.00
b. Bottle Gas/Propane	\$17.00	\$20.00	\$27.00	\$37.00	\$46.00	\$54.00
c. Electric	\$25.00	\$29.00	\$37.00	\$45.00	\$53.00	\$61.00
d. Oil						
Water, Sewer, Trash Collection						
Water (<i>Grass Valley</i>)	\$40.00	\$40.00	\$46.00	\$51.00	\$57.00	\$63.00
Sewer (<i>Grass Valley</i>)	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00
Trash Collection (<i>Recology</i>)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
		Sewer		\$		
Address of Unit		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Row House/Townhouse/Semi-Detached/Duplex				
Utility or Service: Nevada County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$28.00	\$34.00	\$37.00	\$41.00	\$44.00	\$48.00
b. Bottle Gas/Propane	\$51.00	\$61.00	\$66.00	\$76.00	\$81.00	\$88.00
c. Electric	\$36.00	\$43.00	\$52.00	\$62.00	\$72.00	\$82.00
d. Electric Heat Pump	\$26.00	\$31.00	\$36.00	\$41.00	\$45.00	\$50.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00
c. Electric	\$11.00	\$12.00	\$18.00	\$24.00	\$29.00	\$35.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$48.00	\$57.00	\$80.00	\$103.00	\$132.00	\$161.00
Air Conditioning	\$14.00	\$16.00	\$28.00	\$39.00	\$51.00	\$63.00
Evaporative Cooling	\$4.00	\$5.00	\$9.00	\$12.00	\$16.00	\$20.00
Water Heating						
a. Natural Gas	\$12.00	\$13.00	\$19.00	\$25.00	\$31.00	\$37.00
b. Bottle Gas/Propane	\$22.00	\$24.00	\$34.00	\$46.00	\$56.00	\$66.00
c. Electric	\$31.00	\$36.00	\$46.00	\$57.00	\$66.00	\$77.00
d. Oil						
Water, Sewer, Trash Collection						
Water (<i>Grass Valley</i>)	\$40.00	\$40.00	\$46.00	\$51.00	\$57.00	\$63.00
Sewer (<i>Grass Valley</i>)	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00
Trash Collection (<i>Recology</i>)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances				Utility or Service		per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$
				Cooking		\$
Name of Family				Other Electric		\$
				Air Conditioning		\$
				Water Heating		\$
				Water		\$
				Sewer		\$
Address of Unit				Trash Collection		\$
				Range / Microwave		\$
				Refrigerator		\$
				Other		\$
Number of Bedrooms				Other		\$
				Total		\$



Utility Allowance Schedule

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Detached House/Moble Home				
Utility or Service: Nevada County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$31.00	\$35.00	\$40.00	\$44.00	\$48.00	\$53.00
b. Bottle Gas/Propane	\$56.00	\$63.00	\$71.00	\$81.00	\$88.00	\$95.00
c. Electric	\$52.00	\$61.00	\$70.00	\$79.00	\$88.00	\$99.00
d. Electric Heat Pump	\$31.00	\$36.00	\$43.00	\$48.00	\$53.00	\$59.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00
c. Electric	\$11.00	\$12.00	\$18.00	\$24.00	\$29.00	\$35.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$56.00	\$66.00	\$93.00	\$124.00	\$158.00	\$193.00
Air Conditioning	\$11.00	\$13.00	\$29.00	\$45.00	\$60.00	\$77.00
Evaporative Cooling	\$3.00	\$4.00	\$9.00	\$14.00	\$19.00	\$24.00
Water Heating						
a. Natural Gas	\$12.00	\$13.00	\$19.00	\$25.00	\$31.00	\$37.00
b. Bottle Gas/Propane	\$22.00	\$24.00	\$34.00	\$46.00	\$56.00	\$66.00
c. Electric	\$31.00	\$36.00	\$46.00	\$57.00	\$66.00	\$77.00
d. Oil						
Water, Sewer, Trash Collection						
Water (<i>Grass Valley</i>)	\$40.00	\$40.00	\$46.00	\$51.00	\$57.00	\$63.00
Sewer (<i>Grass Valley</i>)	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
Trash Collection (<i>Recology</i>)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances						
To be used by the family to compute allowance. Complete below for the actual unit rented.			Utility or Service		per month cost	
Name of Family			Heating		\$	
			Cooking		\$	
Address of Unit			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
Number of Bedrooms			Water		\$	
			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
			Total		\$	



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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Apartment				
Utility or Service: Sutter County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$21.00	\$25.00	\$28.00	\$31.00	\$34.00	\$37.00
b. Bottle Gas/Propane	\$37.00	\$46.00	\$51.00	\$56.00	\$61.00	\$66.00
c. Electric	\$25.00	\$29.00	\$37.00	\$45.00	\$53.00	\$61.00
d. Electric Heat Pump	\$22.00	\$25.00	\$30.00	\$34.00	\$37.00	\$41.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00
c. Electric	\$11.00	\$12.00	\$18.00	\$24.00	\$29.00	\$35.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$37.00	\$44.00	\$63.00	\$81.00	\$100.00	\$121.00
Air Conditioning	\$14.00	\$17.00	\$23.00	\$29.00	\$36.00	\$42.00
Evaporative Cooling	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00	\$12.00
Water Heating						
a. Natural Gas	\$9.00	\$10.00	\$15.00	\$21.00	\$25.00	\$29.00
b. Bottle Gas/Propane	\$17.00	\$20.00	\$27.00	\$37.00	\$46.00	\$54.00
c. Electric	\$25.00	\$29.00	\$37.00	\$45.00	\$53.00	\$61.00
d. Oil						
Water, Sewer, Trash Collection						
Water (<i>Yuba City</i>)	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00
Sewer (<i>Yuba City</i>)	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00
Trash Collection (<i>Recology</i>)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
		Sewer		\$		
Address of Unit		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
Number of Bedrooms		Total		\$		



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Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Row House/Townhouse/Semi-Detached/Duplex				
Utility or Service: Sutter County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$28.00	\$34.00	\$37.00	\$41.00	\$44.00	\$48.00
b. Bottle Gas/Propane	\$51.00	\$61.00	\$66.00	\$76.00	\$81.00	\$88.00
c. Electric	\$36.00	\$43.00	\$52.00	\$62.00	\$72.00	\$82.00
d. Electric Heat Pump	\$26.00	\$31.00	\$36.00	\$41.00	\$45.00	\$50.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00
c. Electric	\$11.00	\$12.00	\$18.00	\$24.00	\$29.00	\$35.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$48.00	\$57.00	\$80.00	\$103.00	\$132.00	\$161.00
Air Conditioning	\$14.00	\$16.00	\$28.00	\$39.00	\$51.00	\$63.00
Evaporative Cooling	\$4.00	\$5.00	\$8.00	\$11.00	\$15.00	\$18.00
Water Heating						
a. Natural Gas	\$12.00	\$13.00	\$19.00	\$25.00	\$31.00	\$37.00
b. Bottle Gas/Propane	\$22.00	\$24.00	\$34.00	\$46.00	\$56.00	\$66.00
c. Electric	\$31.00	\$36.00	\$46.00	\$57.00	\$66.00	\$77.00
d. Oil						
Water, Sewer, Trash Collection						
Water (<i>Yuba City</i>)	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00
Sewer (<i>Yuba City</i>)	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00
Trash Collection (<i>Recology</i>)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances				Utility or Service		per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$
				Cooking		\$
Name of Family				Other Electric		\$
				Air Conditioning		\$
				Water Heating		\$
				Water		\$
				Sewer		\$
Address of Unit				Trash Collection		\$
				Range / Microwave		\$
				Refrigerator		\$
				Other		\$
Number of Bedrooms				Other		\$
				Total		\$



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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Detached House/Moble Home				
Utility or Service: Sutter County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$31.00	\$35.00	\$40.00	\$44.00	\$48.00	\$53.00
b. Bottle Gas/Propane	\$56.00	\$63.00	\$71.00	\$81.00	\$88.00	\$95.00
c. Electric	\$52.00	\$61.00	\$70.00	\$79.00	\$88.00	\$99.00
d. Electric Heat Pump	\$31.00	\$36.00	\$43.00	\$48.00	\$53.00	\$59.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00
c. Electric	\$11.00	\$12.00	\$18.00	\$24.00	\$29.00	\$35.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$56.00	\$66.00	\$93.00	\$124.00	\$158.00	\$193.00
Air Conditioning	\$11.00	\$13.00	\$29.00	\$45.00	\$60.00	\$77.00
Evaporative Cooling	\$3.00	\$4.00	\$8.00	\$13.00	\$18.00	\$22.00
Water Heating						
a. Natural Gas	\$12.00	\$13.00	\$19.00	\$25.00	\$31.00	\$37.00
b. Bottle Gas/Propane	\$22.00	\$24.00	\$34.00	\$46.00	\$56.00	\$66.00
c. Electric	\$31.00	\$36.00	\$46.00	\$57.00	\$66.00	\$77.00
d. Oil						
Water, Sewer, Trash Collection						
Water (<i>Yuba City</i>)	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00
Sewer (<i>Yuba City</i>)	\$57.00	\$57.00	\$57.00	\$57.00	\$57.00	\$57.00
Trash Collection (<i>Recology</i>)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
Address of Unit		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Apartment					
Utility or Service: Yuba County		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
		Monthly Dollar Allowances					
Heating							
a. Natural Gas	\$21.00	\$25.00	\$28.00	\$31.00	\$34.00	\$37.00	
b. Bottle Gas/Propane	\$37.00	\$46.00	\$51.00	\$56.00	\$61.00	\$66.00	
c. Electric	\$25.00	\$29.00	\$37.00	\$45.00	\$53.00	\$61.00	
d. Electric Heat Pump	\$22.00	\$25.00	\$30.00	\$34.00	\$37.00	\$41.00	
e. Oil							
Cooking							
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00	
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00	
c. Electric	\$11.00	\$12.00	\$18.00	\$24.00	\$29.00	\$35.00	
Other Electric & Cooling							
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$37.00	\$44.00	\$63.00	\$81.00	\$100.00	\$121.00	
Air Conditioning	\$14.00	\$17.00	\$23.00	\$29.00	\$36.00	\$42.00	
Evaporative Cooling	\$5.00	\$6.00	\$8.00	\$10.00	\$12.00	\$14.00	
Water Heating							
a. Natural Gas	\$9.00	\$10.00	\$15.00	\$21.00	\$25.00	\$29.00	
b. Bottle Gas/Propane	\$17.00	\$20.00	\$27.00	\$37.00	\$46.00	\$54.00	
c. Electric	\$25.00	\$29.00	\$37.00	\$45.00	\$53.00	\$61.00	
d. Oil							
Water, Sewer, Trash Collection							
Water <i>(CA Water Service)</i>	\$38.00	\$38.00	\$45.00	\$54.00	\$62.00	\$70.00	
Sewer <i>(Utility Management Services)</i>	\$52.00	\$52.00	\$52.00	\$52.00	\$52.00	\$52.00	
Trash Collection <i>(Recology)</i>	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	
Tenant-supplied Appliances							
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Other--specify: Monthly Charges							
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	
Actual Family Allowances		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
		Water		\$			
		Sewer		\$			
Address of Unit		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
Number of Bedrooms		Other		\$			
		Total		\$			



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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Row House/Townhouse/Semi-Detached/Duplex				
Utility or Service: Yuba County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$28.00	\$34.00	\$37.00	\$41.00	\$44.00	\$48.00
b. Bottle Gas/Propane	\$51.00	\$61.00	\$66.00	\$76.00	\$81.00	\$88.00
c. Electric	\$36.00	\$43.00	\$52.00	\$62.00	\$72.00	\$82.00
d. Electric Heat Pump	\$26.00	\$31.00	\$36.00	\$41.00	\$45.00	\$50.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00
c. Electric	\$11.00	\$12.00	\$18.00	\$24.00	\$29.00	\$35.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$48.00	\$57.00	\$80.00	\$103.00	\$132.00	\$161.00
Air Conditioning	\$14.00	\$16.00	\$28.00	\$39.00	\$51.00	\$63.00
Evaporative Cooling	\$4.00	\$5.00	\$9.00	\$13.00	\$16.00	\$20.00
Water Heating						
a. Natural Gas	\$12.00	\$13.00	\$19.00	\$25.00	\$31.00	\$37.00
b. Bottle Gas/Propane	\$22.00	\$24.00	\$34.00	\$46.00	\$56.00	\$66.00
c. Electric	\$31.00	\$36.00	\$46.00	\$57.00	\$66.00	\$77.00
d. Oil						
Water, Sewer, Trash Collection						
Water (<i>CA Water Service</i>)	\$38.00	\$38.00	\$45.00	\$54.00	\$62.00	\$70.00
Sewer (<i>Utility Management Services</i>)	\$52.00	\$52.00	\$52.00	\$52.00	\$52.00	\$52.00
Trash Collection (<i>Recology</i>)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date 11/1/2021

Locality: Regional Housing Authority, CA		Unit Type: Detached House/Mobile Home				
Utility or Service: Yuba County	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$31.00	\$35.00	\$40.00	\$44.00	\$48.00	\$53.00
b. Bottle Gas/Propane	\$56.00	\$63.00	\$71.00	\$81.00	\$88.00	\$95.00
c. Electric	\$52.00	\$61.00	\$70.00	\$79.00	\$88.00	\$99.00
d. Electric Heat Pump	\$31.00	\$36.00	\$43.00	\$48.00	\$53.00	\$59.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$7.00	\$7.00	\$12.00	\$17.00	\$22.00	\$24.00
c. Electric	\$11.00	\$12.00	\$18.00	\$24.00	\$29.00	\$35.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$56.00	\$66.00	\$93.00	\$124.00	\$158.00	\$193.00
Air Conditioning	\$11.00	\$13.00	\$29.00	\$45.00	\$60.00	\$77.00
Evaporative Cooling	\$3.00	\$4.00	\$9.00	\$14.00	\$20.00	\$25.00
Water Heating						
a. Natural Gas	\$12.00	\$13.00	\$19.00	\$25.00	\$31.00	\$37.00
b. Bottle Gas/Propane	\$22.00	\$24.00	\$34.00	\$46.00	\$56.00	\$66.00
c. Electric	\$31.00	\$36.00	\$46.00	\$57.00	\$66.00	\$77.00
d. Oil						
Water, Sewer, Trash Collection						
Water <i>(CA Water Service)</i>	\$38.00	\$38.00	\$45.00	\$54.00	\$62.00	\$70.00
Sewer <i>(Utility Management Services)</i>	\$52.00	\$52.00	\$52.00	\$52.00	\$52.00	\$52.00
Trash Collection <i>(Recology)</i>	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$-2.05 (California Climate Credit)	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00	-\$2.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
		Sewer		\$		
Address of Unit		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



**REGIONAL HOUSING AUTHORITY,
CALIFORNIA**



**SINGLE AUDIT ACT
REPORTS AND SCHEDULES
FOR THE YEAR ENDED
MARCH 31, 2021**

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REGIONAL HOUSING AUTHORITY
Single Audit Act
For the Year Ended March 31, 2021

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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Commissioners
Regional Housing Authority
Yuba City, California

We have audited, in accordance with the 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, the financial statements of the business-type activities of Regional Housing Authority, California, (Authority) as of and for the year ended March 31, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated August 3, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions 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.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

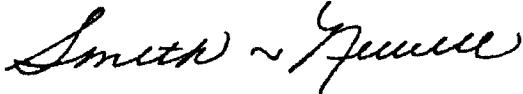
To the Board of Commissioners
Regional Housing Authority
Yuba City, California

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Smith & Newell CPAs
Yuba City, California
August 3, 2021

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY
THE UNIFORM GUIDANCE**

To the Board of Commissioners
Regional Housing Authority
Yuba City, California

Report on Compliance for Each Major Federal Program

We have audited the Regional Housing Authority, California's (Authority) compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of the Authority's major federal programs for the year ended March 31, 2021. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit requirements for Federal Awards (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2021.

To the Board of Commissioners
Regional Housing Authority
Yuba City, California

Report on Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

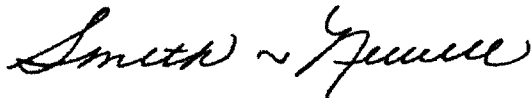
Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

To the Board of Commissioners
Regional Housing Authority
Yuba City, California

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the business-type activities of Regional Housing Authority, California, (Authority) as of and for the year ended March 31, 2021 and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements. We issued our report thereon dated August 3, 2021, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the 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 schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.



Smith & Newell CPAs
Yuba City, California
August 3, 2021

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REGIONAL HOUSING AUTHORITY
Schedule of Expenditures of Federal Awards
For the Year Ended March 31, 2021

Federal Grantor/Pass-Through Grantor/Program Title	Catalog of Federal Domestic Assistance (CFDA) Number	Pass-Through Entity Identifying Number	Passed Through to Subrecipients	Total Federal Expenditures
U.S. Department of Agriculture				
Direct Program:				
Rural Rental Assistance Payments	10.427	04-051-563486073-077	\$ -	\$ 1,308,096
Rural Rental Assistance Payments	10.427	04-051-563486073-094	-	161,671
Subtotal 10.427			-	1,469,767
Total U.S. Department of Agriculture			-	1,469,767
U.S. Department of Housing and Urban Development				
Direct Program:				
Section 8 Housing Choice Vouchers	14.871	CA048 VO-Assistance	-	10,866,848
Section 8 Housing Choice Vouchers	14.871	CA048 VO-Administration	-	1,261,857
COVID - Section 8 Housing Choice Vouchers	14.871	HVC - CARES Act	-	512,100
Subtotal 14.871			-	12,640,805
Mainstream Vouchers	14.879	CA048 VO-Mainstream	-	208,583
COVID - Mainstream Vouchers	14.879	CA048 VO-Mainstream	-	1,558
Subtotal 14.879			-	210,141
Subtotal Housing Voucher Cluster			-	12,850,946
Section 8 Housing Assistance Payments Program	14.195	CA39R0000007	-	219,339
Public and Indian Housing	14.850	CA048-00003219D	-	400
Public and Indian Housing	14.850	CA048-00003220D	-	336,694
Public and Indian Housing	14.850	CA048-00003221D	-	117,865
COVID - Public and Indian Housing	14.850	CA048-00003220DC	-	67,155
Subtotal 14.850			-	522,114
Public Housing Capital Fund	14.872	CA01P048501-19	-	547,357
Public Housing Self Sufficiency Under Resident Opportunity and Supportive Services	14.877	FSS-20CA2832	-	82,514
Public Housing Self Sufficiency Under Resident Opportunity and Supportive Services	14.877	FSS-21CA4152	-	15,966
Subtotal 14.877			-	98,480
Family Unification Program (Foster Youth to Independence (FYI) Competitive)	14.880	CA048 VO - Foster Youth	-	146,044
Total U.S. Department of Housing and Urban Development			-	14,384,280
Total			\$ -	\$ 15,854,047

See accompanying Notes to Schedule of Expenditures of Federal Awards.

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REGIONAL HOUSING AUTHORITY
Notes to Schedule of Expenditures of Federal Awards
For the Year Ended March 31, 2021

1. REPORTING ENTITY

The accompanying Schedule of Expenditures of Federal Awards presents the activity of all federal financial assistance programs of Regional Housing Authority (Authority). The Authority reporting entity is defined in Note 1 to the Authority's basic financial statements. All federal awards received directly from federal agencies as well as federal awards passed through other government agencies are included in the Schedule of Expenditures of Federal Awards. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the Authority, it is not intended to, and does not, present the financial position, changes in net position or cash flows of the Authority.

2. BASIS OF ACCOUNTING

Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements, regardless of the measurement focus applied. The accompanying Schedule of Expenditures of Federal Awards, is presented using the accrual basis of accounting for grants accounted for in the proprietary fund types, as described in the notes to the Authority financial statements. Such expenses are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenses are not allowed or are limited as to reimbursements.

3. INDIRECT COST RATE

The Authority has elected not to use the 10 percent de minimis indirect cost rate allowed under the Uniform Guidance.

4. RELATIONSHIP TO FEDERAL FINANCIAL REPORTS

The amounts reported in the accompanying Schedule of Expenditures of Federal Awards agree, in all material respects, or can be reconciled with amounts reported in the related federal financial assistance reports.

5. RELATIONSHIP TO BASIC FINANCIAL STATEMENTS

The amounts reported in the accompanying Schedule of Expenditures of Federal Awards agree, in all material respects, or can be reconciled with amounts reported in the Authority's basic financial statements.

6. PASS-THROUGH ENTITIES' IDENTIFYING NUMBER

When federal awards were received from a pass-through entity, the Schedule of Expenditures of Federal Awards shows, if available, the identifying number assigned by the pass-through entity. When no identifying number is shown, the Authority determined that no identifying number is assigned for the program or the Authority was unable to obtain an identifying number from the pass-through entity and the identifying number is shown as unknown.

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REGIONAL HOUSING AUTHORITY
Schedule of Findings and Questioned Costs
For the Year Ended March 31, 2021

SECTION I - SUMMARY OF AUDITOR'S RESULTS

Financial Statements	<u>Status</u>
1. Type of auditor's report issued	Unmodified
2. Internal controls over financial reporting:	
a. Material weaknesses identified?	No
b. Significant deficiencies identified and not considered to be material weaknesses?	No
3. Noncompliance material to financial statements noted?	No
 Federal Awards	
1. Internal control over major programs:	
a. Material weaknesses identified?	No
b. Significant deficiencies identified and not considered to be material weaknesses?	No
2. Type of auditor's report issued on compliance for major programs:	Unmodified
3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)?	No
4. Identification of major programs:	
14.850 Public and Indian Housing	
14.871 Section 8 Housing Choice Vouchers	
14.879 Mainstream Vouchers	
5. Dollar threshold used to distinguish between Type A and Type B programs?	\$750,000
6. Auditee qualified as a low-risk auditee under 2 CFR Section 200.520?	Yes

SECTION II - FINANCIAL STATEMENT FINDINGS

None

SECTION III - FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None

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**REGIONAL HOUSING AUTHORITY,
CALIFORNIA**



**FINANCIAL STATEMENTS
TOGETHER WITH
INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED
MARCH 31, 2021**

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REGIONAL HOUSING AUTHORITY
Annual Financial Report
For the Year Ended March 31, 2021

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REGIONAL HOUSING AUTHORITY
Annual Financial Report
For the Year Ended March 31, 2021

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INTRODUCTORY SECTION

- **List of Officials**

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REGIONAL HOUSING AUTHORITY
List of Officials
For the Year Ended March 31, 2021

Board of Commissioners

Kent Boes, Chairperson	County of Colusa	January 2022
Randy Fletcher, Vice - Chairperson	County of Yuba	January 2022
John Louden	County of Colusa	January 2025
Jeremy Chapdelaine	City of Live Oak	January 2025
Susan Hoek	County of Nevada	January 2022
Bob Woten	City of Live Oak	January 2022
Nicholas Micheli	County of Sutter	January 2022
Rick Millhollin	County of Sutter	January 2025
Anthony (Tony) Kurlan	City of Yuba City	January 2022
Suzanne Gallaty	Tenant Representative	December 2021
Doug Lofton	County of Yuba	January 2025
Denise Conrado	City of Colusa	January 2022
Shon Harris	City of Yuba City	January 2022
Dan Miller	County of Nevada	January 2022

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FINANCIAL SECTION

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

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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Regional Housing Authority
Yuba City, California

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of Regional Housing Authority, Yuba City, California (Authority), as of and for the year ended March 31, 2021, 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
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 business-type activities of the Authority as of March 31, 2021, 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.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Authority Pension Plan information and Authority OPEB Plan information, 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.

Report on Comparative Information

We have previously audited the Authority's March 31, 2020 financial statements and our report, dated July 27, 2020, expressed an unmodified opinion on the financial statements of the proprietary fund. In our opinion, the comparative information presented herein as of and for the year ended March 31, 2020, is consistent, in all material respects, with the audited financial statements from which it has been derived.

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 schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining 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 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
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 August 3, 2021, 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 solely 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 the effectiveness of the Authority's 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
August 3, 2021

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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 (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, 2021. 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 \$34,654,550 as of March 31, 2021, all of which was enterprise activities.
- Authority revenues include operating revenues of \$17,900,888, and non-operating revenues of \$4,697,005 for a total of \$22,597,893.
- Authority expenses include operating expenses of \$19,093,765 and non-operating expenses of \$401,134 for a total of \$19,494,899.

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 Statement 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 the Net Pension Liability, Authority Pension Plan - Schedule of Contributions, Notes to Authority Pension Plan, Authority OPEB Plan – Schedule of Changes in the Net OPEB Liability and Related Ratios, Authority OPEB Plan – Schedule of Contributions and Notes to Authority OPEB Plan.

FINANCIAL ANALYSIS OF THE FUND STATEMENTS

Analysis of Statement of Net Position

	Proprietary Fund Type		Total	
	2021	2020	Dollar Change	% Change
Assets:				
Current and other assets	\$ 14,786,811	\$ 12,432,227	\$ 2,354,584	18.94%
Capital assets	36,477,933	37,182,132	(704,199)	-1.89%
Total Assets	51,264,744	49,614,359	1,650,385	3.33%
Deferred Outflows of Resources	2,455,604	624,778	1,830,826	293.04%
Liabilities:				
Current and other liabilities	1,169,917	1,157,320	12,597	1.09%
Noncurrent liabilities	17,398,319	17,417,516	(19,197)	-0.11%
Total Liabilities	18,568,236	18,574,836	(6,600)	-0.04%
Deferred Inflows of Resources	497,562	305,757	191,805	62.73%
Net Position:				
Net investment in capital assets	23,810,676	23,986,191	(175,515)	-0.73%
Restricted	3,787,120	4,240,300	(453,180)	-10.69%
Unrestricted	7,056,754	3,132,053	3,924,701	125.31%
Total Net Position	\$ 34,654,550	\$ 31,358,544	\$ 3,296,006	10.51%

Net position represents the difference between the Housing Authority's resources and its obligations. At March 31, 2021, the largest portion of the Housing Authority's total net position, 69 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		Total	
	2021	2020	Dollar Change	% Change
Revenues:				
Operating Revenues	\$17,900,888	\$16,277,995	\$ 1,622,893	9.97%
Operating Expenses	19,093,765	18,882,104	211,661	1.12%
Operating Income (Loss)	(1,192,877)	(2,604,109)	1,411,232	-54.19%
Non-Operating Revenues (Expenses)	4,295,871	7,451,151	(3,155,280)	-42.35%
Capital contributions	193,012	-	193,012	100.00%
Change in Net Position	3,296,006	4,847,042	(1,551,036)	-32.00%
Net Position - Beginning	31,358,544	26,511,502	4,847,042	18.28%
Total Net Position	<u>\$34,654,550</u>	<u>\$31,358,544</u>	<u>\$ 3,296,006</u>	<u>10.51%</u>

Revenue

The Housing Authority's total revenue from enterprise funds was \$22.6 million for the fiscal year ended March 31, 2021. Charges for services provided 73 percent of the total revenue received during the 2020/21 fiscal year; and intergovernmental revenues provided 21 percent of total revenues received during the fiscal year.

Expenses

Expenses of the Housing Authority for the year totaled \$19.5 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, 2021, was \$36,477,933 (net of accumulated depreciation). This investment in capital assets includes land, structures and improvements, and equipment. The net change to capital assets was \$1,204,783 and the net change to accumulated depreciation was (\$1,908,982). Therefore, the Housing Authority's net investment in capital assets decreased \$704,199 from March 31, 2020.

Long-Term Debt

At the end of the current fiscal year, the Housing Authority had total long-term obligations outstanding of \$13,045,764, a decrease of \$431,670 from March 31, 2020.

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

**Regional Housing Authority
Long-Term Debt**

	Business-Type Activities	
	2021	2020
Compensated Absences	\$ 328,507	\$ 281,493
Revenue Bonds	519,715	545,299
Loans Payable	10,470,397	10,848,601
Capital Lease	1,727,145	1,802,041
Total Long-Term Debt	\$ 13,045,764	\$ 13,477,434

ECONOMIC FACTORS

Covid-19 had a minimal negative impact on Regional Housing Authority’s (RHA) operations and finances. With additional federal stimulus and property management diligence, RHA successfully kept a strong financial position.

RHA has received conditional approval from the U.S. Department of Housing and Urban Development’s (HUD) Special Applications Center to complete a Streamline Voluntary Conversion of its Public Housing units. At completion of conversion each unit will be assigned a Section 8 rental assistance voucher and will be wholly owned by RHA. RHA will have the ability to obligate equity for much needed capital improvements. These units will remain affordable housing for not less than 30 years.

Housing Choice Voucher program continues to be a significant majority of RHA’s federal funding. Funding proration continues to impact tenant assistance budgets but due to operational efficiencies has a minimal impact on program administration.

RHA’s unrestricted Business Activities revenues continues to grow and is expected to be a larger share of operations in future years. Aggressive pay down of Pension and OPEB unfunded liabilities will continue along with prepaid trusts initiated for both programs in FYE 2022. RHA is also taking a larger role in affordable housing development by committing reserves to predevelopment cost and guaranties.

Overall, due to operational efficiencies and the change to the Public Housing model, RHA’s management feels the housing authority is strongly situated to weather unanticipated challenges and take advantage of future opportunities.

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, 1455 Butte House Rd., Yuba City, CA 95993.

Basic Financial Statements

- **Fund Financial Statements**

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REGIONAL HOUSING AUTHORITY
Statement of Net Position
Business-Type Activities - Enterprise Fund
March 31, 2021
(With comparative totals for 2020)

	2021	2020
ASSETS		
Current Assets:		
Cash and investments	\$ 3,511,685	\$ 4,022,326
Receivables:		
Tenants, net	78,645	123,116
Operating reimbursement	446,587	556,923
Other	528,792	13,461
Interest	393,727	191,458
Prepaid cost	64,862	133,434
Loans receivable	7,393,350	5,145,673
Investment in partnership	325,532	325,535
Total Current Assets	12,743,180	10,511,926
Noncurrent Assets:		
Restricted cash and investments	2,043,631	1,920,301
Nondepreciable assets	4,207,551	3,823,918
Depreciable assets, net	32,270,382	33,358,214
Total Noncurrent Assets	38,521,564	39,102,433
Total Assets	51,264,744	49,614,359
DEFERRED OUTFLOWS OF RESOURCES		
Deferred pension adjustments	1,743,769	500,754
Deferred OPEB adjustments	711,835	124,024
Total Deferred Outflows of Resources	2,455,604	624,778

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

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY
Statement of Net Position
Business-Type Activities - Enterprise Fund
March 31, 2021
(With comparative totals for 2020)

	2021	2020
LIABILITIES		
Current Liabilities:		
Accounts payable	507,492	549,942
Accrued interest	177,909	141,597
Prepaid tenant rent	18,621	30,407
Accrued salaries and benefits	101,101	75,202
Security deposits payable	146,369	133,487
Escrow deposits payable	179,634	216,437
Retention payable	18,861	10,248
Unearned revenue	19,930	-
Compensated absences payable	208,517	151,685
Bonds payable	26,929	26,270
Loans payable	314,467	300,711
Capital lease payable	122,326	102,999
Total Current Liabilities	1,842,156	1,738,985
Noncurrent Liabilities:		
Interest payable	50,484	45,294
Compensated absences - net of current portion	119,990	129,808
Bonds payable - net of current portion	492,786	519,029
Loans payable - net of current portion	10,155,930	10,547,890
Capital lease payable - net of current portion	1,604,819	1,699,042
Net pension liability	1,897,660	2,262,231
Net OPEB liability	2,404,411	1,632,557
Total Noncurrent Liabilities	16,726,080	16,835,851
Total Liabilities	18,568,236	18,574,836
DEFERRED INFLOWS OF RESOURCES		
Deferred pension adjustments	366,087	171,823
Deferred OPEB adjustments	131,475	133,934
Total Deferred Inflows of Resources	497,562	305,757
NET POSITION		
Net investment in capital assets	23,810,676	23,986,191
Restricted	3,787,120	4,240,300
Unrestricted	7,056,754	3,132,053
Total Net Position	\$ 34,654,550	\$ 31,358,544

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

Continued (Page 2 of 2)

REGIONAL HOUSING AUTHORITY
Statement of Revenues, Expenses and Changes in Net Position
Business-Type Activities - Enterprise Fund
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	2021	2020
OPERATING REVENUES		
Dwelling rents	\$ 3,312,404	\$ 3,499,581
Housing assistance payments revenue and fees	13,095,470	11,577,097
Other tenant revenue	232,165	322,264
Other revenue	1,260,849	879,053
Total Operating Revenues	17,900,888	16,277,995
OPERATING EXPENSES		
Administrative	2,618,712	3,133,540
Tenant services	227,625	256,354
Utilities	941,974	913,993
Maintenance	1,854,351	1,706,687
Insurance premiums	139,736	161,445
Other general expenses	421,561	1,160,758
Housing assistance payments	10,888,009	9,994,523
Depreciation	2,001,797	1,554,804
Total Operating Expenses	19,093,765	18,882,104
Operating Income (Loss)	(1,192,877)	(2,604,109)
NON-OPERATING REVENUES (EXPENSES)		
Intergovernmental revenue	4,487,395	7,036,461
Partnership revenue (expense)	(3)	(14)
Gain (loss) on disposal of capital assets	-	794,921
Interest income	209,613	53,308
Interest expense	(401,134)	(433,525)
Total Non-Operating Revenues (Expenses)	4,295,871	7,451,151
Income (Loss) Before Capital Contributions	3,102,994	4,847,042
Capital contributions	193,012	-
Change in Net Position	3,296,006	4,847,042
Total Net Position - Beginning	31,358,544	26,511,502
Total Net Position - Ending	\$ 34,654,550	\$ 31,358,544

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

REGIONAL HOUSING AUTHORITY
Statement of Cash Flows
Business-Type Activities - Enterprise Fund
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	2021	2020
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	\$ 4,549,410	\$ 4,613,117
Housing assistance payments on behalf of tenants	13,095,470	11,505,008
Payments to suppliers	(13,739,084)	(14,096,074)
Payments to employees	(4,488,890)	(3,079,438)
	(583,094)	(1,057,387)
Net Cash Provided (Used) by Operating Activities		
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Intergovernmental revenues received	4,379,017	7,036,461
Loans made	(2,247,677)	(3,150,440)
Interfund loans repaid	(358,758)	(984,829)
Interfund loan repayments received	358,758	545,609
	2,131,340	3,446,801
Net Cash Provided (Used) by Noncapital Financing Activities		
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Acquisition of capital assets	(1,811,538)	(2,653,157)
Disposal of capital assets	513,940	2,428,221
Capital contributions	193,012	-
Proceeds of debt	108,869	1,186,834
Principal paid on debt	(587,553)	(2,334,016)
Interest paid on debt	(359,632)	(418,738)
	(1,942,902)	(1,790,856)
Net Cash Provided (Used) by Capital and Related Financing Activities		
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income	7,345	8,247
	7,345	8,247
Net Cash Provided (Used) by Investing Activities		
Net Increase (Decrease) in Cash and Cash Equivalents	(387,311)	606,805
Balances - Beginning	5,942,627	5,335,822
Balances - Ending	\$ 5,555,316	\$ 5,942,627

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

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY
Statement of Cash Flows
Business-Type Activities - Enterprise Fund
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	2021	2020
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES		
Operating income (loss)	\$ (1,192,877)	\$ (2,604,109)
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	2,001,797	1,554,804
Decrease (increase) in:		
Accounts receivable - tenants, net	44,471	(40,108)
Accounts receivable - operating reimbursement	167,131	(167,628)
Accounts receivable - other	(443,818)	31,361
Prepaid cost	68,572	(133,434)
Pension adjustments - deferred outflows of resources	(1,243,016)	72,329
OPEB adjustments - deferred outflows of resources	(587,811)	(115,999)
Increase (decrease) in:		
Accounts payable	(42,450)	(259,206)
Prepaid tenant rent	(10,483)	11,438
Accrued salaries and benefits	24,596	20,169
Security deposits payable	12,882	(8,383)
Escrow deposits payable	(36,803)	13,450
Retention payable	8,613	-
Compensated absences payable	47,014	(25,497)
Net pension liability	(364,571)	229,311
Net OPEB liability	771,854	249,181
Pension adjustments - deferred inflows of resources	194,258	116,381
OPEB adjustments - deferred inflows of resources	(2,453)	(1,447)
Net Cash Provided (Used) by Operating Activities	\$ (583,094)	\$ (1,057,387)
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES		
Inception of capital lease	\$ 44,583	\$ 91,834

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

REGIONAL HOUSING AUTHORITY
Statement of Fiduciary Net Position
Fiduciary Fund Type - Custodial Funds
March 31, 2021
(With comparative totals for 2020)

	2021	2020
ASSETS		
Current Assets:		
Cash and investments	\$ 309,896	\$ 296,146
Receivables:		
Tenants, net	1,994	85
Prepaid cost	-	63
Total Current Assets	311,890	296,294
Noncurrent Assets:		
Restricted cash and investments	4,825	5,275
Total Noncurrent Assets	4,825	5,275
Total Assets	316,715	301,569
LIABILITIES		
Accounts payable	4,011	11,919
Prepaid tenant rent	84	57
Security deposits payable	4,825	5,275
Total Liabilities	8,920	17,251
NET POSITION		
Restricted for other governments	307,795	284,318
Total Net Position	\$ 307,795	\$ 284,318

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

REGIONAL HOUSING AUTHORITY
Statement of Changes in Fiduciary Net Position
Fiduciary Fund Type - Custodial Fund
For the Years Ended March 31, 2021
(With comparative totals for 2020)

	<u>2021</u>	<u>2020</u>
ADDITIONS		
Dwelling rents	\$ 114,962	\$ 131,956
Other tenant revenue	3,837	1,029
Interest income	214	467
Other income	169	-
	<u>119,182</u>	<u>133,452</u>
Total Additions		
	119,182	133,452
DEDUCTIONS		
Administrative	25,429	47,867
Utilities	15,174	19,462
Maintenance	55,039	38,596
Insurance premiums	63	121
Other general expenses	-	181,519
	<u>95,705</u>	<u>287,565</u>
Total Deductions		
	95,705	287,565
Change in Fiduciary Net Position	23,477	(154,113)
Net Position - Beginning	<u>284,318</u>	<u>438,431</u>
Net Position - Ending	<u>\$ 307,795</u>	<u>\$ 284,318</u>

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

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Basic Financial Statements

- **Notes to Basic Financial Statements**

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REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

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). In April 2017, the name was changed to Regional Housing Authority to more adequately represent the areas served. The Authority is governed by a 15-member Board of Commissioners. The Board of Commissioners is made up of 2 members appointed by the Sutter County Board of Supervisors, 2 members appointed by the City of Yuba City, 2 members appointed by the City of Live Oak, 2 members appointed by the Nevada County Board of Supervisors, 2 members appointed by the County of Yuba, 2 members appointed by the County of Colusa, and 2 members appointed by the City of Colusa, although the City of Colusa opts to only appoint 1 member at this time. 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 4-year terms. At March 31, 2021, the Board of Commissioners had 14 members due to one vacant position for the City of Colusa.

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, 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

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. Reporting Entity (Continued)

Discretely Presented Component Units

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

Joint Agencies

The California Affordable Housing Agency began operations on March 1, 2001, and has continued without interruption since that time. The Agency 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 Agency. Complete audited financial statements can be obtained by contacting the Agency at 806 West 19th St, Merced, CA 95340. 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. Interfund services provided and used are not eliminated in the process of consolidation. 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 a separate accounting entity. Funds are organized into the proprietary and fiduciary fund types. The Authority maintains the following fund type:

- Enterprise 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
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

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:

- Custodial fund – The Custodial fund accounts for assets held by the Authority as a custodian 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 a custodial 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 non-operating 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 the enterprise funds are charges to customers for sales and services and assistance payments and fees from the Housing Choice Voucher program. Operating expenses for the 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 non-operating revenues and expenses.

Fiduciary funds include custodial funds. Custodial 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 the State of California Local Agency Investment Fund, an external pool, are reported at amortized cost which approximates fair value, and the fair value of all other investments is 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.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Restricted Cash and Investments

At March 31, 2021 restricted assets in the proprietary and fiduciary funds represent cash and investments held for the USDA Rural Development Supervised account of \$1,717,636, FSS Escrow accounts of \$179,626, and tenant security deposits of \$151,194.

At March 31, 2020 the Authority reflects restricted cash and investments held for the Rural Development supervised account of \$1,546,362, FSS Escrow accounts of \$216,302, maintenance reserve of \$26,000 and tenant security deposits of \$136,912.

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 \$12,715 and \$50,656 at March 31, 2021 and 2020, respectively, 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. Loans Receivable

The Authority entered into an acquisition and capital funds loan agreement with Live Oak Pacific Associates in the amount of \$1,160,143. The agreement was entered into on November 10, 2015 and accrues interest at 3 percent and will be repaid with interest 55 years from the date of occupancy. The balance at March 31, 2021 and 2020 was \$1,160,143 with accrued interest of \$176,649 and \$146,306, respectively.

The Authority entered into an acquisition and capital funds loan agreement with Williams Senior Associates in the amount of \$434,000. The agreement was entered into on November 18, 2016 and accrues interest at 3 percent and will be repaid with interest 55 years from the date of occupancy. The balance at March 31, 2021 and 2020 was \$434,000 with accrued interest of \$56,420 and \$43,400, respectively.

The Authority entered into an acquisition and capital funds loan agreement with Yuba City PSH Pacific Associates in the amount of \$4,712,821. The agreement was entered into on March 30, 2021 and accrued interest at 3 percent and will be repaid with interest 55 years from the date of occupancy. The balance at March 31, 2021 and March 31, 2020 was \$3,616,117 and \$2,068,440, respectively, with accrued interest of \$108,654 and \$170, respectively.

The Authority entered into a capital funds loan agreement with Penn Valley Pacific Associates in the amount of \$1,082,000. The agreement was entered into on March 1, 2020 and accrues interest at 3 percent and will be repaid with interest 55 years from the date of occupancy. The balance at March 31, 2021 and March 31, 2020 was \$1,082,000 with accrued interest of \$33,616 and \$1,156, respectively.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Loans Receivable (Continued)

As of March 31, 2021, criteria for repayment for the above loans has not been met.

The Authority sold the Devonshire Apartments to Colusa Devonshire, LP on March 17, 2020 and issued a loan receivable in the amount of \$401,090.

The Authority entered into a Grant Agreement with the Homeless Resources Council of the Sierras in the amount of \$500,000. This agreement was entered into on March 29, 2021 with 0 percent interest and will be repaid on June 30, 2021. The balance at March 31, 2021 was \$500,000.

The Authority entered into a Grant Agreement with the Homeless Resources Council of the Sierras in the amount of \$200,000. This agreement was entered into on July 1, 2021 with 0 percent interest and will be repaid on June 30, 2025. The balance at March 31, 2021 was \$200,000.

J. Capital Assets

Capital assets, which include property, plant and equipment are defined by the Authority as an asset with a cost greater than \$5,000 and an estimated useful life of more than two years. Capital assets are recorded at historical cost or estimated historical cost if actual historical cost is unavailable. 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 over the assets' estimated useful lives. The range of estimated useful lives by type of asset is as follows:

<u>Depreciable Asset</u>	<u>Estimated Lives</u>
Buildings and improvements	10 to 30 years
Equipment	2 to 10 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.

K. 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
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. 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.

M. Pension

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Authority's California Public Employees' Retirement system (CalPERS) plan (Plan) and additions to/deductions from the Plan's 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.

Generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date	June 30, 2019
Measurement Date	June 30, 2020
Measurement Period	July 1, 2019 to June 30, 2020

N. Other Postemployment Benefits (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Authority's plan (OPEB Plan) and additions to/deductions from the OPEB Plan's fiduciary net position have been determined on the same basis. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms.

Generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date	February 28, 2019
Measurement Date	March 31, 2020
Measurement Period	April 1, 2019 to March 31, 2020

O. 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 two items that qualify for reporting in this category. These items relate to the outflows from changes in the net pension liability and the net OPEB liability and are reportable in the Statement of Net Position.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Deferred Outflows/Inflows of Resources (Continued)

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 two items that qualify for reporting in this category. These items relate to the inflows from changes in the net pension liability and the net OPEB liability and are reportable in the Statement of Net Position.

P. 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.

Q. 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.

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

The following Governmental Accounting Standards Board (GASB) Statements have been implemented, if applicable.

Statement No. 83, Certain Asset Retirement Obligations (AROs). This statement enhances the comparability of financial statements among governments by establishing uniform criteria for governments to recognize and measure certain AROs including obligations that may not have been previously reported. This statement also enhances the decision-usefulness of the information provided to financial statement users by requiring disclosures related to those AROs.

Statement No. 84, Fiduciary Activities. This statement enhances consistency and comparability by (1) establishing specific criteria for identifying activities that should be reported as fiduciary activities and (2) clarifying whether and how business-type activities should report their fiduciary activities. Greater consistency and comparability enhances the value provided by the information reported in financial statements for assessing government accountability and stewardship.

Statement No. 88, Certain Disclosures Related to Debt, including Direct Borrowing and Direct Placements. This statement improves financial reporting by providing users of financial statements with essential information that currently is not consistently provided. In addition, information about resources to liquidate debt and the risk associated with changes in terms associated with debt will be disclosed. As a result, users will have better information to understand the effects of debt on a government's future resource flows.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

R. Implementation of Governmental Accounting Standards Board (GASB) Statements (Continued)

Statement No. 90, Majority Equity Interests. This statement improves financial reporting by providing users of financial statements with essential information related to presentation of majority equity interests in legally separate organizations that previously was reported inconsistently. In addition, requiring reporting of information about component units if the government acquires a 100 percent equity interest provides information about the cost of services to be provided by the component unit in relation to the consideration provided to acquire the component unit.

S. Future Accounting Pronouncements

The following GASB Statements will be implemented in future financial statements:

Statement No. 87 “Leases”	The requirements of this statement are effective for periods beginning after June 15, 2021. (FY 21/22)
Statement No. 89 “Accounting for Interest Cost Incurred Before the End of a Construction Period”	The requirements of this statement are effective for periods beginning after December 15, 2020. (FY 21/22)
Statement No. 91 “Conduit Debt Obligations”	The requirements of this statement are effective for periods beginning after December 15, 2021. (FY 22/23)
Statement No. 92 “Omnibus 2020”	The requirements of this statement are effective for periods beginning after June 15, 2021. (FY 21/22)
Statement No. 93 “Replacement of Interbank Offered Rates”	The requirements of this statement are effective for periods beginning after June 15, 2021. (FY 21/22)
Statement No. 94 “Public-Private and Public-Public Partnerships and Availability Payment Arrangements”	The requirements of this statement are effective for periods beginning after June 15, 2022. (FY 22/23)
Statement No. 96 “Subscription-Based Information Technology Arrangements”	The requirements of this statement are effective for periods beginning after June 15, 2022. (FY 22/23)
Statement No. 97 “Certain Component Unit, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans”	The requirements of this statement are effective for periods beginning after June 15, 2021. (FY 21/22)

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 2: CASH AND INVESTMENTS

A. Financial Statement Presentation

As of March 31, 2021 and 2020, the Authority's cash and investments consisted of the following:

	<u>2021</u>	<u>2020</u>
Cash:		
Imprest cash	\$ 604	\$ 604
Deposits (less outstanding checks)	<u>5,868,614</u>	<u>6,242,635</u>
Total Cash	<u>5,869,218</u>	<u>6,243,239</u>
Investments:		
Local Agency Investment Fund (LAIF)	<u>819</u>	<u>809</u>
Total Investments	<u>819</u>	<u>809</u>
Total Cash and Investments	<u>\$ 5,870,037</u>	<u>\$ 6,244,048</u>

B. Cash

At March 31, 2021, the carrying amount of the Authority's cash deposits (including amounts in checking accounts and money market accounts) was \$5,868,614 and the bank balance was \$5,865,967. 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 \$604.

At March 31, 2020, the carrying amount of the Authority's cash deposits (including amounts in checking accounts and money market accounts) was \$6,242,635 and the bank balance was \$6,271,338. 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 \$604.

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 of more than the \$250,000 insured amount are collateralized. The Authority's investment policy does not further limit its deposits.

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.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

C. Investments (Continued)

Under the provisions of the Authority's investment policy the Authority may invest or deposit in the following:

- U.S. Treasury Obligations
- U.S. Agency Securities
- Securities of Government-Sponsored Agencies
- Demand and Savings Deposits
- Money Market Deposit Accounts
- Negotiable Certificates of Deposit
- Local Agency Bonds
- Time Certificates of Deposit
- County Pooled Investment Funds
- Local Agency Investment Fund Joint Powers Authority Pools (Other Investment Pools)

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

Fair Value of Investments - 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 is not recognized in the three-tiered fair value hierarchy described above.

At March 31, 2021, the Authority had the following recurring fair value measurements:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Fair Value Measurements Using</u>		
		<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Investments by Fair Value Level				
None	\$ -	\$ -	\$ -	\$ -
Total Investments Measured at Fair Value	-	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Investments in External Investment Pools				
LAIF	<u>819</u>			
Total Investments	<u>\$ 819</u>			

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

C. Investments (Continued)

At March 31, 2020, the Authority had the following recurring fair value measurements:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Fair Value Measurements Using</u>		
		<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Investments by Fair Value Level				
None	\$ -	\$ -	\$ -	\$ -
Total Investments Measured at Fair Value	-	-	-	-
Investments in External Investment Pools				
LAIF	809			
Total Investments	\$ 809			

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, 2021, the Authority had the following investments:

<u>Investment Type</u>	<u>Interest Rates</u>	<u>Maturities</u>		<u>Fair Value</u>	<u>Weighted Average Maturity (Years)</u>
		<u>0-1 year</u>	<u>1-5 years</u>		
LAIF	Variable	\$ 819	\$ -	\$ 819	-
Total Investments		\$ 819	\$ -	\$ 819	-

As of March 31, 2020, the Authority had the following investments:

<u>Investment Type</u>	<u>Interest Rates</u>	<u>Maturities</u>		<u>Fair Value</u>	<u>Weighted Average Maturity (Years)</u>
		<u>0-1 year</u>	<u>1-5 years</u>		
LAIF	Variable	\$ 809	\$ -	\$ 809	-
Total Investments		\$ 809	\$ -	\$ 809	-

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 March 31, 2021 and 2020 for each investment type.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

C. Investments (Continued)

<u>Investment Type</u>	<u>Minimum Legal Rating</u>	<u>Standard & Poor's Rating</u>	<u>Moody's Rating</u>	<u>% of Portfolio</u>	
				<u>2021</u>	<u>2020</u>
LAIF	N/A	Unrated	Unrated	<u>100.00%</u>	<u>100.00%</u>
Total				<u>100.00%</u>	<u>100.00%</u>

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 contains a diversification of investments. The Authority's investment policy does not further limit the exposure to concentration of credit risk.

D. Investment in External Investment Pool

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, 2021 and 2020, the Authority's investment in LAIF valued at amortized cost was \$819 and \$809 respectively 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 March 31, 2021 was \$126.9 billion. Of that amount, 97.28 percent is invested in non-derivative financial products and 2.72 percent in structured notes and asset-backed securities. The total amount invested by all public agencies in LAIF on March 31, 2020 was \$98.3 billion. Of that amount, 96.58 percent is invested in non-derivative financial products and 3.42 percent in structured notes and asset-backed securities.

NOTE 3: INVESTMENT IN PARTNERSHIPS

The Housing Authority is a Limited Partner in Maple Park I, L.P. and Maple Park Phase 2, L.P. The Authority's Partnership Percentage is 0.001 percent and 0.001 percent respectively. Building Better Partnerships, Inc. is a General Partner in Maple Park Phase 2, L.P., and its Partnership Percentage is 0.003 percent. At March 31, 2021 and 2020, the Authority's investment in the partnerships was \$325,532 and \$325,535 respectively.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 4: CAPITAL ASSETS

Capital assets activity for the year ended March 31, 2021, was as follows:

	Balance April 1, 2020	Additions	Retirements	Balance Mar. 31, 2021
Capital Assets, Not Being Depreciated:				
Land	\$ 3,799,969	\$ -	\$ -	\$ 3,799,969
Construction in progress	23,949	897,573	(513,940)	407,582
Total Capital Assets, Not Being Depreciated	<u>3,823,918</u>	<u>897,573</u>	<u>(513,940)</u>	<u>4,207,551</u>
Capital Assets, Being Depreciated:				
Building and improvements	55,699,676	851,132	-	56,550,808
Equipment	1,685,667	62,833	(92,815)	1,655,685
Total Capital Assets, Being Depreciated	<u>57,385,343</u>	<u>913,965</u>	<u>(92,815)</u>	<u>58,206,493</u>
Less Accumulated Depreciation For:				
Building and improvements	(22,898,821)	(1,911,482)	-	(24,810,303)
Equipment	(1,128,308)	(90,315)	92,815	(1,125,808)
Total Accumulated Depreciation	<u>(24,027,129)</u>	<u>(2,001,797)</u>	<u>92,815</u>	<u>(25,936,111)</u>
Total Capital Assets, Being Depreciated, Net	<u>33,358,214</u>	<u>(1,087,832)</u>	<u>-</u>	<u>32,270,382</u>
Total Capital Assets, Net	<u>\$ 37,182,132</u>	<u>(\$ 190,259)</u>	<u>(\$ 513,940)</u>	<u>\$ 36,477,933</u>

Capital assets activity for the year ended March 31, 2020, was as follows:

	Balance April 1, 2019	Additions	Retirements	Transfers	Balance Mar. 31, 2020
Capital Assets, Not Being Depreciated:					
Land	\$ 4,053,354	\$ -	(\$ 253,385)	\$ -	\$ 3,799,969
Construction in progress	6,953,415	23,947	-	(6,953,413)	23,949
Total Capital Assets, Not Being Depreciated	<u>11,006,769</u>	<u>23,947</u>	<u>(253,385)</u>	<u>(6,953,413)</u>	<u>3,823,918</u>
Capital Assets, Being Depreciated:					
Building and improvements	48,370,766	2,475,583	(2,100,086)	6,953,413	55,699,676
Equipment	1,577,844	107,823	-	-	1,685,667
Total Capital Assets, Being Depreciated	<u>49,948,610</u>	<u>2,583,406</u>	<u>(2,100,086)</u>	<u>6,953,413</u>	<u>57,385,343</u>
Less Accumulated Depreciation For:					
Building and improvements	(21,727,944)	(1,489,958)	319,081	-	(22,898,821)
Equipment	(1,063,462)	(64,846)	-	-	(1,128,308)
Total Accumulated Depreciation	<u>(22,791,406)</u>	<u>(1,554,804)</u>	<u>319,081</u>	<u>-</u>	<u>(24,027,129)</u>
Total Capital Assets, Being Depreciated, Net	<u>27,157,204</u>	<u>1,028,602</u>	<u>(1,781,005)</u>	<u>6,953,413</u>	<u>33,358,214</u>
Total Capital Assets, Net	<u>\$ 38,163,973</u>	<u>\$ 1,052,549</u>	<u>(\$ 2,034,390)</u>	<u>\$ -</u>	<u>\$37,182,132</u>

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 4: CAPITAL ASSETS (CONTINUED)

Depreciation

Depreciation expense was charged to business-type programs as follows:

	<u>2021</u>	<u>2020</u>
Public Housing	\$ 246,913	\$ 210,328
USDA	1,213,970	749,727
Business Activities	423,370	478,585
Housing Choice Vouchers	3,872	3,872
State/Local	102,379	100,999
Building Better Partnerships	<u>11,293</u>	<u>11,293</u>
Total Depreciation Expense	<u>\$ 2,001,797</u>	<u>\$ 1,554,804</u>

NOTE 5: LONG-TERM LIABILITIES

The following is a summary of changes in long-term liabilities for the year ended March 31, 2021:

<u>Type of Indebtedness</u>	<u>Balance</u> <u>April 1, 2020</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance</u> <u>Mar. 31, 2021</u>	<u>Amounts</u> <u>Due Within</u> <u>One Year</u>
Compensated absences	\$ 281,493	\$ 73,734	(\$ 26,720)	\$ 328,507	\$ 208,517
Revenue bonds	545,299	-	(25,584)	519,715	26,929
Loans payable	10,848,601	50,000	(428,204)	10,470,397	314,467
Capital leases	<u>1,802,041</u>	<u>58,869</u>	<u>(133,765)</u>	<u>1,727,145</u>	<u>122,326</u>
Total Long-Term Liabilities	<u>\$ 13,477,434</u>	<u>\$ 182,603</u>	<u>(\$ 614,273)</u>	<u>\$ 13,045,764</u>	<u>\$ 672,239</u>

The following is a summary of changes in long-term liabilities for the year ended March 31, 2020:

<u>Type of Indebtedness</u>	<u>Balance</u> <u>April 1, 2019</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance</u> <u>Mar. 31, 2020</u>	<u>Amounts</u> <u>Due Within</u> <u>One Year</u>
Compensated absences	\$ 306,990	\$ 167,463	(\$ 192,960)	\$ 281,493	\$ 151,685
Revenue bonds	569,601	-	(24,302)	545,299	26,270
Loans payable	11,964,147	1,095,000	(2,210,546)	10,848,601	300,711
Capital leases	<u>1,809,375</u>	<u>91,834</u>	<u>(99,168)</u>	<u>1,802,041</u>	<u>102,999</u>
Total Long-Term Liabilities	<u>\$ 14,650,113</u>	<u>\$ 1,354,297</u>	<u>(\$2,526,976)</u>	<u>\$ 13,477,434</u>	<u>\$ 581,665</u>

Individual issues of debt payable outstanding at March 31, 2021 and 2020, are as follows:

	<u>2021</u>	<u>2020</u>
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. The bonds are secured by the Butte View Estates apartment complex. Interest expense was \$27,431 and \$28,710 for 2021 and 2020, respectively.	<u>\$ 519,715</u>	<u>\$ 545,299</u>
Total Revenue Bonds Payable	<u>519,715</u>	<u>545,299</u>

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 5: LONG-TERM LIABILITIES (CONTINUED)

	2021	2020
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. The loan is secured by the Richland Housing apartment complex. Interest expense was \$2,497 and \$1,852 for 2021 and 2020, respectively.	83,514	91,378
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. The loan is secured by the Richland Housing apartment complex. Interest expense was \$88 and \$226 for 2021 and 2020, respectively.	8,533	9,255
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. The loan is secured by the Richland Housing apartment complex. Interest expense was \$29 and \$55 for 2021 and 2020, respectively.	2,810	3,048
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. The loan is secured by the Richland Housing apartment complex. Interest expense was \$184 and \$349 for 2021 and 2020, respectively.	17,832	19,342
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. The loan is secured by the Richland Housing apartment complex. Interest expense was \$12 and \$21 for 2021 and 2020, respectively.	1,092	1,185
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. The loan is secured by the Richland Housing apartment complex. Interest expense was \$19 and \$36 for 2021 and 2020, respectively.	1,835	1,990
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. The loan is secured by the Richland Housing apartment complex. Interest expense was \$5,488 and \$10,407 for 2021 and 2020, respectively.	531,861	576,849
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. The loan is secured by the Richland Housing apartment complex. Interest expense was \$543 and \$1,028 for 2021 and 2020, respectively.	52,565	57,011

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 5: LONG-TERM LIABILITIES (CONTINUED)

	2021	2020
Loans Payable: (Continued)		
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. The loan is secured by the Richland Housing apartment complex. Interest expense was \$9,171 and \$5,404 for 2021 and 2020, respectively.	940,036	985,872
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. The loan is secured by the Richland Housing apartment complex. Interest expense was \$20,369 and \$21,676 for 2021 and 2020, respectively.	2,082,045	2,171,689
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. The loan is secured by the Richland Housing apartment complex. Interest expense was \$856 and \$1,292 for 2021 and 2020, respectively.	87,459	91,290
Rural Development Agency Loan, issued in the amount of \$311,896. Payments are deferred until maturity on December 1, 2043. This loan was used to finance the acquisition of the Centennial Arms apartment complex. The loan is secured by the Centennial Arms apartment complex. Interest expense was \$0 for 2021 and 2020.	310,401	311,896
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. The loan is secured by the Centennial Arms apartment complex. Interest expense was \$10,321 and \$10,541 for 2021 and 2020, respectively.	587,820	593,647
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. The loan is secured by the Butte View Estates apartment complex. Interest expense was \$9,746 and \$10,000 for 2021 and 2020, respectively.	504,508	508,744
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 acquisition of the Centennial Arms apartment complex. The loan is secured by the Centennial Arms apartment complex. Interest expense was \$31,696 and \$28,957 for 2021 and 2020, respectively.	474,467	487,170
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. The loan is secured by 1455 Butte House Road and the Percy Avenue apartments. Interest expense was \$43,202 and \$45,666 for 2021 and 2020, respectively.	725,126	753,893

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 5: LONG-TERM LIABILITIES (CONTINUED)

	2021	2020
Loans Payable: (Continued)		
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. The loan is secured by the Kingwood Commons apartment complex. Interest expense was \$8,250 for 2021 and 2020. Accrued interest payable was \$148,500 and \$140,250 at March 31, 2021 and 2020, respectively.	825,000	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. The loan is secured by the Kingwood Commons apartment complex. Interest expense was \$119,474 and \$125,568 for 2021 and 2020, respectively.	2,241,709	2,283,875
County of Nevada Loan, issued in the amount of \$898,000. Interest is to accrue at a rate of 3 percent per annum. Payments are to be made annually on the outstanding principal and accrued interest equal to 90 percent of residual receipts of the Lone Oak Senior apartment project. This loan was used to finance the development and construction of the Lone Oak Senior Apartment complex. The loan is secured by the Lone Oak Senior Apartment complex. Accrued interest payable was \$28,287 and \$1,347 at March 31, 2021 and 2020, respectively.	898,000	898,000
County of Nevada Loan, issued in the amount of \$50,000. Interest is to accrue at a rate of 3 percent per annum. Payments are to be made annually on the outstanding principal and accrued interest equal to 90 percent of residual receipts of the Cashin's Field apartment project. This loan was used to finance the development and construction of the Cashin's Field Apartment complex. The loan is secured by the Cashin's Field Apartment complex. Accrued interest payable was \$1,122 at March 31, 2021.	50,000	-
River Valley Bank loan, issued in the amount of \$197,000 and payable in monthly installments of \$1,172 including interest of 5.10 percent and maturity of April 24, 2024. The loan is secured by residential real estate. The loan was used to refinance residential real estate. Interest expense was \$5,558 and \$7,969 for 2021 and 2020, respectively.	43,784	177,467
Total Loans Payable	10,470,397	10,848,601
Total Long-Term Liabilities	\$ 10,990,112	\$ 11,393,900

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, the County of Nevada loans of \$898,000 and \$50,000 and the Rural Development Agency loan in the amount of \$310,401, which have no established repayment schedules, compensated absences that have indefinite maturities, and capital leases which are reported in Note 6.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 5: LONG-TERM LIABILITIES (CONTINUED)

Year Ended March 31	Revenue Bonds		
	Principle	Interest	Totals
2022	\$ 26,929	\$ 26,085	\$ 53,014
2023	28,346	24,668	53,014
2024	29,838	23,176	53,014
2025	31,408	21,606	53,014
2026	33,061	19,952	53,013
2027-2031	193,311	71,758	265,069
2032-2035	176,822	17,562	194,384
Total	<u>\$ 519,715</u>	<u>\$ 204,807</u>	<u>\$ 724,522</u>

Year Ended March 31	Loans Payable		
	Principle	Interest	Totals
2022	\$ 314,467	\$ 242,633	\$ 557,100
2023	336,549	290,467	627,018
2024	347,822	279,196	627,018
2025	2,380,107	250,913	2,631,020
2026	296,679	154,472	451,151
2027-2031	1,622,273	616,824	2,239,097
2032-2036	1,547,369	281,983	1,829,352
2037-2041	965,181	88,678	1,053,859
2042-2046	149,876	42,765	192,641
2047-2051	42,386	38,356	80,742
2052-2056	46,580	34,162	80,742
2057-2061	51,189	29,553	80,742
2062-2066	56,254	24,488	80,742
2067-2071	61,820	18,922	80,742
2072-2076	67,937	12,806	80,743
2077-2081	74,659	6,083	80,742
2082-2083	25,848	410	26,258
Total	<u>\$ 8,386,996</u>	<u>\$ 2,412,713</u>	<u>\$ 10,799,709</u>

NOTE 6: LEASES

Operation Leases

Rental expenses incurred under operating leases are not considered material.

Capital Leases

The Authority has entered into certain capital lease agreements under which the related buildings and improvements and equipment will become the property of the Authority when all terms of the lease agreements are met.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 6: LEASES (CONTINUED)

Capital Leases (Continued)

	Stated Interest Rate	Present Value of Remaining Payments at March 31	
		2021	2020
Proprietary fund	1.27-3.09%	\$ 1,727,145	\$ 1,802,041
Total		\$ 1,727,145	\$ 1,802,041

The book value of the buildings and improvements and equipment under capital lease are as follows:

	Proprietary Fund	
	2021	2020
Buildings and improvements	\$ 2,119,544	\$ 2,119,544
Equipment	286,891	237,102
Less: accumulated depreciation	(353,310)	(194,399)
Net Value	\$ 2,053,125	\$ 2,162,247

As of March 31, 2021, capital lease annual amortization is as follows:

Year Ended March 31	Proprietary Fund
2022	\$ 198,580
2023	186,686
2024	171,239
2025	154,592
2026	144,226
2027-2031	719,139
2032-2035	562,261
Total Requirements	2,136,723
Less interest	(409,578)
Present Value of Remaining Payments	\$ 1,727,145

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”.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 7: NET POSITION (CONTINUED)

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.

NOTE 8: PENSION PLAN

A. General Information about the Pension Plan

Plan Description

All qualified permanent and probationary employees are eligible to participate in the Authority's Employee Pension Plan, a cost-sharing multiple employer defined benefit pension plan administered by the California Public Employee's Retirement System (CalPERS). Benefit provisions under the Plan are established by State statute and Authority resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Effective January 1, 2013, the Authority added a retirement tier 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. The cumulative effect of these PEPRA changes will ultimately reduce the Authority's retirement costs.

Summary of Rate of Tiers 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 (age 52 for Miscellaneous Plan members if membership date is on or after January 1, 2013) 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 the plan are applied as specified by the Public Employees' Retirement Law.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 8: PENSION PLAN (CONTINUED)

A. General Information about the Pension Plan (Continued)

Each Rate Tier's specific provisions and benefits in effect at March 31, 2021 and 2020, 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	50-55	1.426% to 2.418%
Miscellaneous - Second Tier	2.0% @ 60	50-60	1.092% to 2.418%
Miscellaneous PEPRA	2.0% @ 62	52-62	1.000% to 2.500%

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	11.031%	7.000%	0.000%
Miscellaneous - Second Tier	8.794%	7.000%	0.000%
Miscellaneous PEPRA	7.732%	6.750%	0.000%

For the year ended March 31, 2021 and 2020, the contributions recognized as part of pension expense for the Plan were as follows:

	<u>Contributions-Employer</u>	<u>Contributions-Employee (Paid by Employer)</u>
2021	\$ 126,779	\$ -
2020	242,688	-

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

The Authority's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2020, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2019 rolled forward to June 30, 2020 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 plan relative to the projected contributions of all participating employers, actuarially determined.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 8: PENSION PLAN (CONTINUED)

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

The Authority's proportionate share of the net pension liability for the Plan as of June 30, 2019 and 2020 (measurement dates) was as follows:

	<u>Proportion June 30, 2019</u>	<u>Proportion June 30, 2020</u>	<u>Change- Increase (Decrease)</u>
Miscellaneous	.02208%	.01744%	.00464%

As of March 31, 2021 and 2020, the Authority reported net pension liabilities for its proportionate share of the net pension liability of the Plan as follows:

	<u>Proportionate Share of Net Pension Liability</u>
2021	\$ 1,897,660
2020	2,262,231

For the year ended March 31, 2021, the Authority recognized pension expense of \$226,732. At March 31, 2021, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Pension contributions subsequent to the measurement date	\$ 1,186,591	\$ -
Changes of assumptions	-	(13,535)
Differences between expected and actual experience	97,792	-
Differences between projected and actual earnings on pension plan investments	56,373	-
Difference between Authority contributions and proportionate share of contributions	362,834	(34,509)
Adjustment due to differences in proportions	<u>40,179</u>	<u>(318,043)</u>
Total	<u>\$ 1,743,769</u>	<u>(\$ 366,087)</u>

\$1,186,591 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, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

<u>Year Ended March 31</u>	
2022	\$ 33,490
2023	75,782
2024	54,781
2025	27,038
Thereafter	<u>-</u>
Total	<u>\$ 191,091</u>

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 8: PENSION PLAN (CONTINUED)

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

For the year ended March 31, 2020, the Authority recognized pension expense of \$472,593. At March 31, 2020, 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 the measurement date	\$ 126,779	\$ -
Changes of assumptions	107,874	(38,240)
Differences between expected and actual experience	157,121	(12,174)
Differences between projected and actual earnings on pension plan investments	-	(39,551)
Difference between Authority contributions and proportionate share of contributions	-	(71,985)
Adjustment due to differences in proportions	108,980	(9,873)
Total	\$ 500,754	(\$ 171,823)

\$126,779 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, 2021. 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	
2021	\$ 192,296
2022	(23,969)
2023	25,833
2024	7,992
Thereafter	-
Total	\$ 202,152

Actuarial Assumptions

The total pension liabilities in the June 30, 2020 (the measurement date) actuarial valuations were determined using the following actuarial assumptions:

Valuation Date	June 30, 2019
Measurement Date	June 30, 2020
Actuarial Cost Method	Entry-Age Normal
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Salary Increase	Varies by entry-age and service
Investment Rate of Return	7.15% net of pension plan investment and administrative expenses; includes inflation
Mortality Rate Table	Derived using CalPERS' membership data for all funds
Post-Retirement Benefit Increase	The lesser of contract COLA or 2.50% until Purchasing Power Protection Allowance floor on power applies, 2.50% thereafter

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 8: PENSION PLAN (CONTINUED)

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

Actuarial Assumptions (Continued)

The total pension liabilities in the June 30, 2019 (the measurement date) actuarial valuations were determined using the following actuarial assumptions:

Valuation Date	June 30, 2018
Measurement Date	June 30, 2019
Actuarial Cost Method	Entry-Age Normal
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Salary Increase	Varies by entry-age and service
Mortality Rate Table	Derived using CalPERS membership data for all funds
Post-Retirement Benefit Increase	Contract COLA up to 2.00% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.50% thereafter

The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015. Pre-retirement and post-retirement mortality rates include 15 years of projected mortality improvement using percent of scale MP 2016 published by the Society of Actuaries. For more details on this table, please refer to the December 2017 Experience Study report that can be found on the CalPERS website.

Discount Rate

The discount rate used to measure the total pension liability was 7.15 percent and reflects the long-term expected rate of return for the Plan net of investment expenses and without reduction for administrative expenses. To determine whether the municipal bond rate should be used in the calculation of a discount rate for the 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 7.15 percent discount rate is appropriate and the use of the municipal bond rate calculation is not necessary. The long term expected discount rate of 7.15 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 Test Report" that can be obtained at the CalPERS website under the GASB 68 section.

Long-Term Expected Rate of Return

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
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 8: PENSION PLAN (CONTINUED)

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

Long-Term Expected Rate of Return (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 (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ 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 rounded 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 equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

The table below reflects the long-term expected real rate of return by asset class for June 30, 2020. The rate of return was calculated using the capital market assumptions applied to determine the discount rate. These rates of return are net of administrative expenses.

<u>Asset Class</u>	<u>Assumed Asset Allocation</u>	<u>Real Return Years 1 – 10(a)</u>	<u>Real Return Years 11+(b)</u>
Global Equity	50.00%	4.80%	5.98%
Fixed Income	28.00%	1.00%	2.62%
Inflation Assets	0.00%	0.77%	1.81%
Private Equity	8.00%	6.30%	7.23%
Real Assets	13.00%	3.75%	4.93%
Liquidity	1.00%	0.00%	-0.92%
Total	<u>100.00%</u>		

(a) An expected inflation of 2.00% used for this period

(b) An expected inflation of 2.92% used for this period

The table below reflects the long-term expected real rate of return by asset class for June 30, 2019. The rate of return was calculated using the capital market assumptions applied to determine the discount rate. These rates of return are net of administrative expenses.

<u>Asset Class</u>	<u>Assumed Asset Allocation</u>	<u>Real Return Years 1 – 10(a)</u>	<u>Real Return Years 11+(b)</u>
Global Equity	50.00%	4.80%	5.98%
Fixed Income	28.00%	1.00%	2.62%
Inflation Assets	0.00%	0.77%	1.81%
Private Equity	8.00%	6.30%	7.23%
Real Assets	13.00%	3.75%	4.93%
Liquidity	1.00%	0.00%	-0.92%
Total	<u>100.00%</u>		

(a) An expected inflation of 2.00% used for this period

(b) An expected inflation of 2.92% used for this period

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 8: PENSION PLAN (CONTINUED)

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

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

The following presents the Authority's proportionate share of the net pension liability as of the measurement date, calculated using the discount rate for the Plan, as well as what the Authority's proportionate share of the 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:

	1% Decrease <u>6.15%</u>	Discount Rate <u>7.15%</u>	1% Increase <u>8.15%</u>
2021	\$ 3,296,325	\$ 1,897,660	\$ 741,987
2020	3,602,559	2,262,231	1,155,885

Pension Plan Fiduciary Net Position

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

NOTE 9: OTHER POSTEMPLOYMENT BENEFITS (OPEB)

A. General Information about the OPEB Plan

Plan Description

Eligibility and Contribution Requirements

The Authority participates in the CalPERS 2%@55 Public Agency Miscellaneous Employees pension plan for all its regular employees hired before April 1, 2011 and retirement to be calculated based on highest 12 months.

The Authority participates in the CalPERS 2%@60 Public Agency Miscellaneous Employees pension plan for all its regular employees hired after April 1, 2011 but before January 1, 2013 and retirement to be calculated based on highest 36 months.

The Authority participates in the CalPERS 2%@62 Public Agency Miscellaneous Employees pension plan for all its regular employees hired after January 1, 2013 and retirement to be calculated based on highest 36 months.

Employees are eligible for post-retirement medical benefits upon reaching age 50 with a minimum of 5 years of service.

The Authority contributes the minimum amount provided under Government Code Section 22825 of the Public Employees Medical and Hospital Care Act. Retirees must contribute any premium amounts in excess of the Authority's contribution. They may enroll in any CalPERS plan, and their benefits continue through the lifetime of the retiree and surviving spouse.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

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

A. General Information about the OPEB Plan (Continued)

Plan Description (Continued)

Pre-Medicare Premiums	CalPERS 2019	EE	EE+SP	EE+Fam
	Blue Shield Access +	\$1,127.77	\$2,255.54	\$2,932.20
	Kaiser	\$768.49	\$1,536.98	\$1,998.07
	PERS Choice	\$861.18	\$1,722.36	\$2,239.07
	PERS Select	\$520.29	\$1,040.58	\$1,352.75
Post-Medicare Premiums	CalPERS 2019	EE	EE+SP	EE+Fam
	Kaiser	\$339.43	\$678.86	\$1,018.29
	PERS Choice	\$351.39	\$702.78	\$1,054.17
	PERS Select	\$351.39	\$702.78	\$1,054.17
PEMCHA Minimum				2020
				\$139.00

Plan Provision Changes

There have been no plan amendments since the last measurement date.

Employees Covered By Benefit Terms

At March 31, 2021, the following employees were covered by the benefit terms:

Retired members and beneficiaries	7
Active employees	<u>34</u>
	<u>41</u>

B. Net OPEB Liability

As of March 31, 2021, the Authority's net OPEB liability of \$2,404,411, was measured as of March 31, 2020, and was determined by the actuarial valuation as of March 31, 2019.

Actuarial Assumptions and Other Inputs

The net OPEB liability in the March 31, 2019 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Valuation Date	March 31, 2019
Funding Method	Entry-Age Normal
Asset Valuation Method	Market value of assets
Discount Rates	3.79% as of March 31, 2019; 2.27% as of March 31, 2020
Participants Valued	Only current active employees and retired participants and covered dependents are valued. No future entrants are considered in this valuation.
Salary Increase	3.25% per year
Inflation	2.26% annual inflation
Healthcare cost trend rates	7.15% for 2020, decreasing 0.25% per year to an ultimate rate of 5.0% for 2029 and later years
Mortality rates	The mortality rates are those used in the 2017 CalPERS Study

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

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

C. Changes in the Net OPEB Liability

The table below shows the changes in the total OPEB liability, the Plan Fiduciary Net Position (i.e. Fair value of the Plan assets), and the net OPEB liability during the measurement period ending on March 31, 2020 for the Authority's proportionate share.

	Increases (Decreases)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability/(a)-(b)
Measurement as of March 31, 2019	\$ 1,632,557	\$ -	\$ 1,632,557
Changes for the year:			
Service cost	98,738	-	98,738
Interest cost	65,452	-	65,452
Difference between expected and actual experience (9,733)	-	(9,733)
Change of assumptions	626,154	-	626,154
Contribution - employer	-	8,757	(8,757)
Benefit payments	(8,757)	(8,757)	-
Net Changes	771,854	-	771,854
Measurement as of March 31, 2020	\$ 2,404,411	\$ -	\$ 2,404,411

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate

The following presents the net OPEB liability of the Authority, as well as what the Authority's net OPEB 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 discount rate:

	1% Decrease (2.79%)	Discount Rate (3.79%)	1% Increase (4.79%)
Net OPEB liability	\$ 2,989,478	\$ 2,404,411	\$ 1,959,534

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Trend Rates

The following presents the net OPEB liability of the Authority, as well as what the Authority's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage point lower or 1-percentage point higher than the current healthcare cost trend rates:

	Current Trend -1%	Current Trend	Current Trend +1%
Net OPEB Liability	\$ 1,873,918	\$ 2,404,411	\$ 3,142,986

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

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

D. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended March 31, 2021, the Authority recognized OPEB expense of \$206,265. At March 31, 2021, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
OPEB Contributions subsequent to the measurement date	\$ 24,682	\$ -
Changes of assumptions	687,153	(104,096)
Difference between expected and actual experience	<u>-</u>	<u>(27,379)</u>
Total	<u>\$ 711,835</u>	<u>(\$ 131,475)</u>

\$24,682 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of net OPEB liability in the year ended March 31, 2022. Other amounts reported deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Year Ended June 30</u>	<u>Recognized Net Deferred Outflows (Inflows) of Resources</u>
2022	\$ 42,075
2023	42,075
2024	42,075
2025	42,075
2026	42,075
Thereafter	<u>345,303</u>
Total	<u>\$ 555,678</u>

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 83 housing authority members. The Authority has also joined together with other housing authorities to participate in the California Housing Worker's Compensation Authority (CHWCA). This joint venture is a public entity risk pool which serves as a common risk management and insurance program for workers' compensation coverage for 29 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 was 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 indicates 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.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 11: CONDENSED FINANCIAL INFORMATION OF BLENDED COMPONENT UNITS

Condensed financial information for the blended component units at March 31, 2021 is as follows:

Condensed Statement of Net Position

	Healthy Housing, LLC	Building Better Partnerships (Heather Glenn)
Assets		
Current assets	(\$ 720)	\$ 50,099
Capital assets	<u>-</u>	<u>296,903</u>
Total Assets	<u>(\$ 720)</u>	<u>347,002</u>
Deferred Outflows of Resources		
Deferred pension adjustments	-	3,963
Deferred OPEB adjustments	<u>-</u>	<u>3,432</u>
Total Deferred Outflows of Resources	<u>-</u>	<u>7,395</u>
Liabilities		
Current liabilities	-	24,502
Noncurrent liabilities	<u>-</u>	<u>23,796</u>
Total Liabilities	<u>-</u>	<u>48,298</u>
Deferred Inflows of Resources		
Deferred pension adjustments	-	1,718
Deferred OPEB adjustments	<u>-</u>	<u>586</u>
Total Deferred Inflows of Resources	<u>-</u>	<u>2,304</u>
Net Position		
Net investment in capital assets	-	294,653
Unrestricted	<u>-</u>	<u>9,142</u>
Total Net Position	<u>(\$ 720)</u>	<u>\$ 303,795</u>

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 11: CONDENSED FINANCIAL INFORMATION OF BLENDED COMPONENT UNITS
(CONTINUED)

Condensed Statement of Revenues, Expenses and Changes in Net Position

	<u>Healthy Housing, LLC</u>	<u>Building Better Partnerships (Heather Glenn)</u>
Operating Revenues		
Dwelling rents	\$ -	\$ 34,648
Other tenant revenue	-	(626)
Other revenue	-	32
Total Operating Revenues	<u>-</u>	<u>34,054</u>
Operating Expenses		
Other operating	820	46,734
Depreciation	-	11,293
Total Operating Expenses	<u>820</u>	<u>58,027</u>
Operating Income (Loss)	<u>(820)</u>	<u>(23,973)</u>
Non-Operating Revenues (Expenses)		
Intergovernment revenue	-	766
Partnership revenue (expense)	-	(6)
Total Non-Operating Revenue (Expenses)	<u>-</u>	<u>760</u>
Income (Loss) Before Transfers	<u>(820)</u>	<u>(23,213)</u>
Transfers	-	(2,556)
Change in Net Position	<u>(820)</u>	<u>(25,769)</u>
Total Net Position – Beginning, Restated	<u>100</u>	<u>329,564</u>
Total Net Position- Ending	<u>(\$ 720)</u>	<u>\$ 303,795</u>

Condensed Statement of Cash Flows

Net Cash Provided (Used) by Operating Activities	(\$ 820)	\$ 4,668
Net Cash Provided (Used) by Noncapital Financing Activities	-	18,140
Net Cash Provided (Used) by Investing Activities	-	1
Total Increase (Decrease) in Cash and Cash Equivalents	<u>(820)</u>	<u>22,809</u>
Balances – Beginning of the Year	<u>100</u>	<u>29,635</u>
Balances – End of the Year	<u>(\$ 720)</u>	<u>\$ 52,444</u>

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

**NOTE 11: CONDENSED FINANCIAL INFORMATION OF BLENDED COMPONENT UNITS
(CONTINUED)**

Condensed financial information for the blended component units at March 31, 2020 is as follows:

Condensed Statement of Net Position

	<u>Healthy Housing, LLC</u>	<u>Building Better Partnerships (Heather Glenn)</u>
Assets		
Current assets	\$ 100	\$ 45,656
Capital assets	<u>-</u>	<u>305,947</u>
Total Assets	<u>100</u>	<u>351,603</u>
Deferred Outflows of Resources		
Deferred pension adjustments	-	2,234
Deferred OPEB adjustments	<u>-</u>	<u>553</u>
Total Deferred Outflows of Resources	<u>-</u>	<u>2,787</u>
Liabilities		
Current liabilities	-	5,432
Noncurrent liabilities	<u>-</u>	<u>18,029</u>
Total Liabilities	<u>-</u>	<u>23,461</u>
Deferred Inflows of Resources		
Deferred pension adjustments	-	767
Deferred OPEB adjustments	<u>-</u>	<u>598</u>
Total Deferred Inflows of Resources	<u>-</u>	<u>1,365</u>
Net Position		
Net investment in capital assets	-	305,947
Unrestricted	<u>-</u>	<u>23,617</u>
Total Net Position	<u>\$ 100</u>	<u>\$ 329,564</u>

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

**NOTE 11: CONDENSED FINANCIAL INFORMATION OF BLENDED COMPONENT UNITS
(CONTINUED)**

Condensed Statement of Revenues, Expenses and Changes in Net Position

	Healthy Housing, LLC	Building Better Partnerships (Heather Glenn)
Operating Revenues		
Dwelling rents	\$ -	\$ 40,670
Other tenant revenue	-	1,014
Other revenue	-	1,064
Total Operating Revenues	<u>-</u>	<u>42,748</u>
Operating Expenses		
Other operating	-	40,423
Depreciation	-	11,293
Total Operating Expenses	<u>-</u>	<u>51,716</u>
Operating Income (Loss)	<u>-</u>	<u>(8,968)</u>
Non-Operating Revenues (Expenses)		
Intergovernment revenue	-	11,174
Partnership revenue (expense)	-	(7)
Total Non-Operating Revenue (Expenses)	<u>-</u>	<u>11,167</u>
Income (Loss) Before Transfers	<u>-</u>	<u>2,199</u>
Transfers	<u>-</u>	<u>(307)</u>
Change in Net Position	-	1,892
Total Net Position – Beginning, Restated	<u>100</u>	<u>327,672</u>
Total Net Position- Ending	<u>\$ 100</u>	<u>\$ 329,564</u>

Condensed Statement of Cash Flows

Net Cash Provided (Used) by Operating Activities	\$ -	(\$ 12,474)
Net Cash Provided (Used) by Noncapital Financing Activities	<u>100</u>	<u>39,609</u>
Total Increase (Decrease) in Cash and Cash Equivalents	100	27,135
Balances – Beginning of the Year	<u>-</u>	<u>2,500</u>
Balances – End of the Year	<u>\$ 100</u>	<u>\$ 29,635</u>

NOTE 12: OTHER INFORMATION

A. Contingent Liabilities

The Authority has signed agreements to construct various capital improvements subsequent to March 31, 2021 and 2020. The balance owed on the commitments at March 31, 2021 and 2020, was approximately \$9,774 and \$0, respectively.

REGIONAL HOUSING AUTHORITY
Notes to Basic Financial Statements
For the Year Ended March 31, 2021

NOTE 12: OTHER INFORMATION (CONTINUED)

A. Contingent Liabilities (Continued)

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, 2021 through August 3, 2021, the date on which the financial statements were available for issuance. Management has determined no subsequent events requiring disclosure have occurred.

**Required Supplementary Information
(Unaudited)**

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REGIONAL HOUSING AUTHORITY
Required Supplementary Information
Authority Pension Plan
Schedule of Proportionate Share of the Net Pension Liability
For the Year Ended March 31, 2021
Last 10 Years*

Measurement Date	<u>2014/2015</u>	<u>2015/2016</u>	<u>2016/2017</u>	<u>2017/2018</u>	<u>2018/2019</u>
Miscellaneous Plan					
Proportion of the net pension liability	0.02076%	0.02130%	0.02140%	0.02110%	0.02208%
Proportionate share of the net pension liability	\$ 1,424,797	\$ 1,842,723	\$ 2,123,094	\$ 2,032,920	\$ 2,262,231
Covered payroll	1,640,583	2,073,870	1,702,102	1,836,905	1,606,517
Proportionate share of the net pension liability as a percentage of covered payroll	86.85%	88.85%	124.73%	110.67%	140.82%
Plan fiduciary net position as a percentage of the total pension liability	81.54%	77.57%	76.70%	78.24%	77.30%

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

2019/2020

0.01744%

\$ 1,897,660
1,582,806

119.89%

81.94%

REGIONAL HOUSING AUTHORITY
Required Supplementary Information
Authority Pension Plan
Schedule of Contributions
For the Years Ended March 31, 2021
Last 10 Years*

Fiscal Year	<u>2015/2016</u>	<u>2016/2017</u>	<u>2017/2018</u>	<u>2018/2019</u>	<u>2019/2020</u>
Miscellaneous Plan					
Contractually required contribution (actuarially determined)	\$ 313,684	\$ 267,571	\$ 175,370	\$ 278,365	\$ 268,083
Contributions in relation to the actuarially determined contributions	<u>(313,684)</u>	<u>(267,571)</u>	<u>(175,370)</u>	<u>(229,403)</u>	<u>(268,083)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 48,962</u>	<u>\$ -</u>
Covered payroll	\$ 2,073,870	\$ 1,702,102	\$ 1,836,905	\$ 1,606,517	\$ 1,582,806
Contributions as a percentage of covered payroll	15.13%	15.72%	9.55%	17.33%	16.94%

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

2020/2021

\$ 302,228

(877,228)

\$ (575,000)

\$ 1,046,379

28.88%

REGIONAL HOUSING AUTHORITY
Required Supplementary Information
Authority Pension Plan
Notes to Authority Pension Plan
For the Year Ended March 31, 2021

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

Change of assumptions: In 2018, 2019, 2020 and 2021, there were no changes. In 2017, the accounting discount rate was reduced from 7.65 percent to 7.15 percent. In 2016, there were no changes. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5 percent (net of administrative expense) to 7.65 percent (without a reduction for pension plan administrative expense).

NOTE 2: SCHEDULE OF CONTRIBUTIONS

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

Valuation Date	June 30, 2018
Actuarial cost method	Entry Age Normal
Amortization method/period	For details, see June 30, 2019 Funding Valuation Report
Asset valuation method	Market Value
Inflation	2.50%
Salary increases	Varies depending on age, service, and type of employment
Investment rate of return	7.15%, net of pension plan investment and administrative expense, including inflation
Retirement age	The probabilities of retirement are based on the 2014 CalPERS Experience Study for the period from 1997 to 2011.

Valuation Date	June 30, 2017
Actuarial cost method	Entry Age Normal
Amortization method/period	For details, see June 30, 2017 Funding Valuation Report
Asset valuation method	Market Value
Inflation	2.50%
Salary increases	Varies depending on age, service, and type of employment
Investment rate of return	7.00%, net of pension plan investment and administrative expense, including inflation
Retirement age	The probabilities of retirement are based on the 2014 CalPERS Experience Study for the period from 1997 to 2011.

REGIONAL HOUSING AUTHORITY
Required Supplementary Information
Authority OPEB Plan
Schedule of Changes in the Net OPEB Liability and Related Ratios
For the Year Ended March 31, 2021
Last 10 Years*

	<u>2018/2019</u>	<u>2019/2020</u>	<u>2020/2021</u>
Total OPEB Liability			
Service cost	\$ 82,572	\$ 85,992	\$ 98,738
Interest	52,296	57,003	65,452
Differences between expected and actual experience	-	(10,043)	(9,733)
Changes of assumptions	(19,825)	124,253	626,154
Benefit payments	(7,755)	(8,025)	(8,757)
	<u>107,288</u>	<u>249,180</u>	<u>771,854</u>
Net Change in Total OPEB Liability	107,288	249,180	771,854
Total OPEB Liability - Beginning	<u>1,276,089</u>	<u>1,383,377</u>	<u>1,632,557</u>
Total OPEB Liability - Ending (a)	<u>\$ 1,383,377</u>	<u>\$ 1,632,557</u>	<u>\$ 2,404,411</u>
Plan Fiduciary Net Position			
Contributions - employer	\$ 7,755	\$ 8,025	\$ 8,757
Benefit payments	(7,755)	(8,025)	(8,757)
	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Plan Fiduciary Net Position	-	-	-
Total Plan Fiduciary Net Position - Beginning	<u>-</u>	<u>-</u>	<u>-</u>
Total Plan Fiduciary Net Position - Ending (b)	<u>-</u>	<u>-</u>	<u>-</u>
Net OPEB Liability - Ending (a) - (b)	<u>\$ 1,383,377</u>	<u>\$ 1,632,557</u>	<u>\$ 2,404,411</u>
Plan fiduciary net position as a percentage of the total OPEB liability	0.00%	0.00%	0.00%
Covered employee payroll	\$ 2,132,431	\$ 1,954,667	\$ 1,972,177
Net OPEB liability as a percentage of covered employee payroll	64.87%	83.52%	121.92%

* The Authority implemented GASB 68 for the fiscal year ended March 31, 2019, therefore only three years are shown.

REGIONAL HOUSING AUTHORITY
Required Supplementary Information
Authority OPEB Plan
Schedule of Contributions
For the Year Ended March 31, 2021
Last 10 Years*

	<u>2018/2019</u>	<u>2019/2020</u>	<u>2020/2021</u>
Actuarially determined contributions	\$ 7,755	\$ 8,025	\$ 8,757
Contributions in relation to the actuarially determined contribution	<u>(7,755)</u>	<u>(8,025)</u>	<u>(8,757)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered employee payroll	\$ 2,132,431	\$ 1,954,667	\$ 1,972,177
Contributions as a percentage of covered employee payroll	0.36%	0.41%	0.44%

* The Authority implemented GASB 68 for the fiscal year ended March 31, 2019, therefore only three years are shown.

REGIONAL HOUSING AUTHORITY
Required Supplementary Information
Authority OPEB Plan
Notes to Authority OPEB Plan
For the Year Ended March 31, 2021

NOTE 1: SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS

Changes of Assumptions

The Discount Rate changed from 3.79 percent as of March 31, 2019 to 2.27 percent as of March 31, 2020.

NOTE 2: SCHEDULE OF CONTRIBUTIONS

The actuarially determined contribution (ADC) developed for the Authority's fiscal year ending March 31, 2021 was determined and presented in the February 28, 2019 Actuarial Valuation report.

Methods and Assumptions Used to Determine Contributions:

Actuarial cost method	Entry Age Normal Cost
Amortization method	Straight-Line
Amortization period	5 years
Asset valuation method	Market Value of assets
Inflation	2.26% per year
Healthcare cost trend rates	7.15% initial, then 0.25% decrease per year to 5.0% in 2029 and later years.
Salary increases	3.25% per year
Discount rate	2.27%
Long term return on assets	2.27%
Retirement age	Age 50
Mortality	CalPERS 2014 study

The actuarially determined contribution (ADC) developed for the Authority's fiscal year ending March 31, 2020 was determined and presented in the February 28, 2018 Actuarial Valuation report.

Methods and Assumptions Used to Determine Contributions:

Actuarial cost method	Entry Age Normal Cost
Amortization method	Straight-Line
Amortization period	5 years
Asset valuation method	Market Value of assets
Inflation	2.26% per year
Healthcare cost trend rates	7.15% initial, then 0.25% decrease per year to 5.0% in 2029 and later years
Salary increases	3.25% per year
Discount rate	3.79%
Long term return on assets	3.79%
Retirement age	Age 50
Mortality	CalPERS 2014 study

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Supplementary Information

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Combining Schedules – Enterprise Fund

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Program Net Position
Enterprise Fund
March 31, 2021
(With comparative totals for 2020)

	<u>Public Housing</u>	<u>USDA</u>	<u>Business Activities</u>
ASSETS			
Current Assets:			
Cash and investments	\$ 256,764	\$ 925,051	\$ 378,487
Receivables:			
Tenants, net	26,139	35,212	10,307
Operating reimbursement	-	-	120,514
Other	16,233	-	512,559
Interest	-	-	393,727
Prepaid cost	9,298	15,404	7,738
Loans receivable	-	-	7,393,350
Investment in partnership	-	-	325,887
Total Current Assets	<u>308,434</u>	<u>975,667</u>	<u>9,142,569</u>
Noncurrent Assets:			
Restricted cash and investments	55,277	1,763,680	32,345
Nondepreciable assets	341,331	315,981	2,744,033
Depreciable assets, net	<u>3,951,776</u>	<u>20,297,161</u>	<u>5,608,142</u>
Total Noncurrent Assets	<u>4,348,384</u>	<u>22,376,822</u>	<u>8,384,520</u>
Total Assets	<u>4,656,818</u>	<u>23,352,489</u>	<u>17,527,089</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred pension adjustments	314,563	696,222	270,811
Deferred OPEB adjustments	<u>138,726</u>	<u>204,590</u>	<u>129,724</u>
Total Deferred Outflows of Resources	<u>453,289</u>	<u>900,812</u>	<u>400,535</u>

Housing Choice Vouchers	State/ Local	Building Better Partnerships	Totals	
			2021	2020
\$ 1,792,020	\$ 109,889	\$ 49,474	\$ 3,511,685	\$ 4,022,326
(783)	7,770	-	78,645	123,116
14,759	311,314	-	446,587	556,923
-	-	-	528,792	13,461
-	-	-	393,727	191,458
31,162	1,000	260	64,862	133,434
-	-	-	7,393,350	5,145,673
-	-	(355)	325,532	325,535
<u>1,837,158</u>	<u>429,973</u>	<u>49,379</u>	<u>12,743,180</u>	<u>10,511,926</u>
177,465	12,614	2,250	2,043,631	1,920,301
-	760,006	46,200	4,207,551	3,823,918
<u>21,513</u>	<u>2,143,337</u>	<u>248,453</u>	<u>32,270,382</u>	<u>33,358,214</u>
<u>198,978</u>	<u>2,915,957</u>	<u>296,903</u>	<u>38,521,564</u>	<u>39,102,433</u>
<u>2,036,136</u>	<u>3,345,930</u>	<u>346,282</u>	<u>51,264,744</u>	<u>49,614,359</u>
315,823	142,387	3,963	1,743,769	500,754
<u>164,385</u>	<u>70,978</u>	<u>3,432</u>	<u>711,835</u>	<u>124,024</u>
<u>480,208</u>	<u>213,365</u>	<u>7,395</u>	<u>2,455,604</u>	<u>624,778</u>

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Program Net Position
Enterprise Fund
March 31, 2021
(With comparative totals for 2020)

	<u>Public Housing</u>	<u>USDA</u>	<u>Business Activities</u>
LIABILITIES			
Current Liabilities:			
Accounts payable	\$ 209,467	\$ 87,397	\$ 217,514
Accrued interest	-	-	177,909
Prepaid tenant rent	3,644	7,955	3,905
Accrued salaries and benefits	19,710	28,493	18,639
Security deposits payable	53,116	46,044	32,345
Escrow deposits payable	2,161	-	-
Retention payable	2,831	5,949	2,402
Unearned revenue	-	-	-
Compensated absences payable	41,168	59,516	36,276
Bonds payable	-	26,929	-
Loans payable	-	222,538	91,929
Capital lease payable	-	-	122,326
Total Current Liabilities	<u>332,097</u>	<u>484,821</u>	<u>703,245</u>
Noncurrent Liabilities:			
Interest payable	-	50,484	-
Compensated absences - net of current portion	23,690	34,248	20,873
Bonds payable - net of current portion	-	492,786	-
Loans payable - net of current portion	-	5,464,241	4,691,689
Capital lease payable - net of current portion	-	-	1,604,819
Net pension liability	255,023	731,416	437,800
Net OPEB liability	450,783	704,803	495,951
Total Noncurrent Liabilities	<u>729,496</u>	<u>7,477,978</u>	<u>7,251,132</u>
Total Liabilities	<u>1,061,593</u>	<u>7,962,799</u>	<u>7,954,377</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred pension adjustments	69,760	106,441	71,858
Deferred OPEB adjustments	23,994	39,045	29,246
Total Deferred Inflows of Resources	<u>93,754</u>	<u>145,486</u>	<u>101,104</u>
NET POSITION			
Net investment in capital assets	4,293,107	14,406,648	1,891,412
Restricted	387,477	1,929,988	-
Unrestricted	(725,824)	(191,620)	7,980,731
Total Net Position	<u>\$ 3,954,760</u>	<u>\$ 16,145,016</u>	<u>\$ 9,872,143</u>

Housing Choice Vouchers	State/ Local	Building Better Partnerships	Totals	
			2021	2020
\$ (26,917)	\$ 18,914	\$ 1,117	\$ 507,492	\$ 549,942
-	-	-	177,909	141,597
1,306	1,195	616	18,621	30,407
23,507	10,263	489	101,101	75,202
-	12,614	2,250	146,369	133,487
177,473	-	-	179,634	216,437
-	7,579	100	18,861	10,248
-	-	19,930	19,930	-
49,101	21,435	1,021	208,517	151,685
-	-	-	26,929	26,270
-	-	-	314,467	300,711
-	-	-	122,326	102,999
<u>224,470</u>	<u>72,000</u>	<u>25,523</u>	<u>1,842,156</u>	<u>1,738,985</u>
-	-	-	50,484	45,294
28,256	12,335	588	119,990	129,808
-	-	-	492,786	519,029
-	-	-	10,155,930	10,547,890
-	-	-	1,604,819	1,699,042
248,150	214,148	11,123	1,897,660	2,262,231
523,536	218,274	11,064	2,404,411	1,632,557
<u>799,942</u>	<u>444,757</u>	<u>22,775</u>	<u>16,726,080</u>	<u>16,835,851</u>
<u>1,024,412</u>	<u>516,757</u>	<u>48,298</u>	<u>18,568,236</u>	<u>18,574,836</u>
81,717	34,593	1,718	366,087	171,823
27,461	11,143	586	131,475	133,934
<u>109,178</u>	<u>45,736</u>	<u>2,304</u>	<u>497,562</u>	<u>305,757</u>
21,513	2,903,343	294,653	23,810,676	23,986,191
1,361,241	108,414	-	3,787,120	4,240,300
-	(14,955)	8,422	7,056,754	3,132,053
<u>\$ 1,382,754</u>	<u>\$ 2,996,802</u>	<u>\$ 303,075</u>	<u>\$ 34,654,550</u>	<u>\$ 31,358,544</u>

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Program Revenues, Expenses and Changes in Net Position
Enterprise Fund
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	<u>Public Housing</u>	<u>USDA</u>	<u>Business Activities</u>
OPERATING REVENUES			
Dwelling rents	\$ 812,963	\$ 1,308,388	\$ 899,569
Housing assistance payments revenue and fees	-	-	-
Other tenant revenue	21,798	31,232	166,125
Other revenue	2,900	3,369	1,077,819
Total Operating Revenues	<u>837,661</u>	<u>1,342,989</u>	<u>2,143,513</u>
OPERATING EXPENSES			
Administrative	384,606	664,571	422,755
Tenant services	41,588	33,673	53,474
Utilities	237,780	407,191	113,917
Maintenance	586,065	688,362	294,347
Insurance premiums	30,251	47,565	24,504
Other general expenses	111,480	64,610	20,237
Housing assistance payments	-	-	-
Depreciation	246,913	1,213,970	423,370
Total Operating Expenses	<u>1,638,683</u>	<u>3,119,942</u>	<u>1,352,604</u>
Operating Income (Loss)	<u>(801,022)</u>	<u>(1,776,953)</u>	<u>790,909</u>
NON-OPERATING REVENUES (EXPENSES)			
Intergovernmental revenue	899,786	1,689,106	1,375,023
Partnership revenue (expense)	-	-	3
Gain (loss) on disposal of capital assets	-	-	-
Interest income	127	1,202	207,516
Interest expense	-	(118,449)	(282,685)
Total Non-Operating Revenue (Expenses)	<u>899,913</u>	<u>1,571,859</u>	<u>1,299,857</u>
Income (Loss) Before Capital Contributions and Transfers	<u>98,891</u>	<u>(205,094)</u>	<u>2,090,766</u>
Capital contributions	185,919	-	7,093
Transfers	(91,485)	(158,655)	282,616
Change in Net Position	<u>193,325</u>	<u>(363,749)</u>	<u>2,380,475</u>
Total Net Position - Beginning	<u>3,761,435</u>	<u>16,508,765</u>	<u>7,491,668</u>
Total Net Position - Ending	<u>\$ 3,954,760</u>	<u>\$ 16,145,016</u>	<u>\$ 9,872,143</u>

Housing Choice Vouchers	State/ Local	Building Better Partnerships	Totals	
			2021	2020
\$ -	\$ 256,836	\$ 34,648	\$ 3,312,404	\$ 3,499,581
13,095,470	-	-	13,095,470	11,577,097
9	13,627	(626)	232,165	322,264
176,795	(66)	32	1,260,849	879,053
<u>13,272,274</u>	<u>270,397</u>	<u>34,054</u>	<u>17,900,888</u>	<u>16,277,995</u>
884,658	248,552	13,570	2,618,712	3,133,540
98,883	7	-	227,625	256,354
6,822	157,498	18,766	941,974	913,993
26,104	245,845	13,628	1,854,351	1,706,687
16,898	19,062	1,456	139,736	161,445
204,333	20,767	134	421,561	1,160,758
10,888,009	-	-	10,888,009	9,994,523
3,872	102,379	11,293	2,001,797	1,554,804
<u>12,129,579</u>	<u>794,110</u>	<u>58,847</u>	<u>19,093,765</u>	<u>18,882,104</u>
<u>1,142,695</u>	<u>(523,713)</u>	<u>(24,793)</u>	<u>(1,192,877)</u>	<u>(2,604,109)</u>
-	522,714	766	4,487,395	7,036,461
-	-	(6)	(3)	(14)
-	-	-	-	794,921
630	138	-	209,613	53,308
-	-	-	(401,134)	(433,525)
<u>630</u>	<u>522,852</u>	<u>760</u>	<u>4,295,871</u>	<u>7,451,151</u>
1,143,325	(861)	(24,033)	3,102,994	4,847,042
-	-	-	193,012	-
(13,702)	(16,218)	(2,556)	-	-
1,129,623	(17,079)	(26,589)	3,296,006	4,847,042
253,131	3,013,881	329,664	31,358,544	26,511,502
<u>\$ 1,382,754</u>	<u>\$ 2,996,802</u>	<u>\$ 303,075</u>	<u>\$ 34,654,550</u>	<u>\$ 31,358,544</u>

REGIONAL HOUSING AUTHORITY
Combining Schedule of Program Cash Flows
Enterprise Fund
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	<u>Public Housing</u>	<u>USDA</u>	<u>Business Activities</u>
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	\$ 847,187	\$ 1,351,182	\$ 1,787,198
Housing assistance payments on behalf of tenants	-	-	-
Payments to suppliers	(733,714)	(928,555)	(198,810)
Payments to employees	(948,705)	(1,305,384)	(719,464)
Net Cash Provided (Used) by Operating Activities	<u>(835,232)</u>	<u>(882,757)</u>	<u>868,924</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Intergovernmental revenues received	899,786	1,689,106	1,375,023
Transfers from other funds	724,548	1,282,831	1,082,631
Transfers to other funds	(816,033)	(1,441,486)	(800,015)
Loans made	-	-	(2,247,677)
Interfund loans repaid	-	-	-
Interfund loan repayments received	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	<u>808,301</u>	<u>1,530,451</u>	<u>(590,038)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition of capital assets	(485,920)	(336,673)	(979,074)
Disposal of capital assets	-	-	513,940
Capital contributions	185,919	-	7,093
Proceeds of debt	-	-	108,869
Principal paid on debt	-	(249,172)	(338,381)
Interest paid on debt	-	(113,259)	(246,373)
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(300,001)</u>	<u>(699,104)</u>	<u>(933,926)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	129	1,202	5,245
Net Cash Provided (Used) by Investing Activities	<u>129</u>	<u>1,202</u>	<u>5,245</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(326,803)	(50,208)	(649,795)
Balances - Beginning	638,844	2,738,939	1,060,627
Balances - Ending	<u>\$ 312,041</u>	<u>\$ 2,688,731</u>	<u>\$ 410,832</u>

Housing Choice Vouchers	State/ Local	Building Better Partnerships	Totals	
			2021	2020
\$ 235,319	\$ 278,758	\$ 49,766	\$ 4,549,410	\$ 4,613,117
13,095,470	-	-	13,095,470	11,505,008
(11,389,708)	(457,282)	(31,015)	(13,739,084)	(14,096,074)
(1,120,444)	(379,990)	(14,903)	(4,488,890)	(3,079,438)
<u>820,637</u>	<u>(558,514)</u>	<u>3,848</u>	<u>(583,094)</u>	<u>(1,057,387)</u>
-	394,406	20,696	4,379,017	7,036,461
1,237,613	328,269	17,238	4,673,130	69,269
(1,251,315)	(344,487)	(19,794)	(4,673,130)	(69,269)
-	-	-	(2,247,677)	(3,150,440)
(358,758)	-	-	(358,758)	(984,829)
358,758	-	-	358,758	545,609
<u>(13,702)</u>	<u>378,188</u>	<u>18,140</u>	<u>2,131,340</u>	<u>3,446,801</u>
-	(9,871)	-	(1,811,538)	(2,653,157)
-	-	-	513,940	2,428,221
-	-	-	193,012	-
-	-	-	108,869	1,186,834
-	-	-	(587,553)	(2,334,016)
-	-	-	(359,632)	(418,738)
<u>-</u>	<u>(9,871)</u>	<u>-</u>	<u>(1,942,902)</u>	<u>(1,790,856)</u>
630	138	1	7,345	8,247
630	138	1	7,345	8,247
807,565	(190,059)	21,989	(387,311)	606,805
1,161,920	312,562	29,735	5,942,627	5,335,822
<u>\$ 1,969,485</u>	<u>\$ 122,503</u>	<u>\$ 51,724</u>	<u>\$ 5,555,316</u>	<u>\$ 5,942,627</u>

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Program Cash Flows
Enterprise Fund
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	<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)	\$ (801,022)	\$ (1,776,953)	\$ 790,909
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	246,913	1,213,970	423,370
Decrease (increase) in:			
Accounts receivable - tenants, net	21,182	6,665	6,235
Accounts receivable - operating reimbursement	-	-	67,267
Accounts receivable - other	(16,233)	-	(441,046)
Prepaid cost	20,280	31,044	16,002
Pension adjustments - deferred outflows of resources	(223,040)	(547,615)	(159,869)
OPEB adjustments - deferred outflows of resources	(116,058)	(167,784)	(102,427)
Increase (decrease) in:			
Accounts payable	2,106	(18,803)	149,489
Prepaid tenant rent	(105)	(2,938)	(2,508)
Accrued salaries and benefits	(2,446)	11,429	4,796
Security deposits payable	4,681	4,466	3,125
Escrow deposits payable	1	-	-
Retention payable	2,831	2,544	2,402
Compensated absences payable	(6,138)	26,090	4,381
Net pension liability	(158,451)	60,064	(63,397)
Net OPEB liability	152,397	220,316	136,636
Pension adjustments - deferred inflows of resources	38,355	55,450	33,785
OPEB adjustments - deferred inflows of resources	(485)	(702)	(226)
Net Cash Provided (Used) by Operating Activities	<u>\$ (835,232)</u>	<u>\$ (882,757)</u>	<u>\$ 868,924</u>
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES			
Inception of capital lease	\$ -	\$ -	\$ 44,583

Housing Choice Vouchers	State/ Local	Building Better Partnerships	Totals	
			2021	2020
\$ 1,142,695	\$ (523,713)	\$ (24,793)	\$ (1,192,877)	\$ (2,604,109)
3,872	102,379	11,293	2,001,797	1,554,804
(172)	7,801	2,760	44,471	(40,108)
99,865	(1)	-	167,131	(167,628)
-	-	13,461	(443,818)	31,361
(16,566)	17,923	(111)	68,572	(133,434)
(210,990)	(99,773)	(1,729)	(1,243,016)	72,329
(138,420)	(60,243)	(2,879)	(587,811)	(115,999)
(37,095)	(138,405)	258	(42,450)	(259,206)
(4,374)	(49)	(509)	(10,483)	11,438
6,984	3,911	(78)	24,596	20,169
-	610	-	12,882	(8,383)
(36,804)	-	-	(36,803)	13,450
-	736	100	8,613	-
10,162	12,193	326	47,014	(25,497)
(225,448)	21,631	1,030	(364,571)	229,311
181,760	76,965	3,780	771,854	249,181
45,746	19,971	951	194,258	116,381
(578)	(450)	(12)	(2,453)	(1,447)
<u>\$ 820,637</u>	<u>\$ (558,514)</u>	<u>\$ 3,848</u>	<u>\$ (583,094)</u>	<u>\$ (1,057,387)</u>
\$ -	\$ -	\$ -	\$ 44,583	\$ 91,834

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Combining Schedules – Public Housing

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
Public Housing
March 31, 2021
(With comparative totals for 2020)

	<u>Richland Housing</u>	<u>River City Manor</u>	<u>Senior Village</u>
ASSETS			
Current Assets:			
Cash and investments	\$ 772,658	\$ (264,122)	\$ (251,772)
Receivables:			
Tenants, net	23,866	1,264	1,009
Other	16,233	-	-
Interest	-	-	-
Prepaid cost	6,440	891	1,967
Total Current Assets	<u>819,197</u>	<u>(261,967)</u>	<u>(248,796)</u>
Noncurrent Assets:			
Restricted cash and investments	37,231	5,249	12,797
Nondepreciable assets	115,475	137,570	88,286
Depreciable assets, net	3,346,207	407,104	198,465
Total Noncurrent Assets	<u>3,498,913</u>	<u>549,923</u>	<u>299,548</u>
Total Assets	<u>4,318,110</u>	<u>287,956</u>	<u>50,752</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred pension adjustments	183,778	51,811	78,974
Deferred OPEB adjustments	76,933	22,747	39,046
Total Deferred Outflows of Resources	<u>260,711</u>	<u>74,558</u>	<u>118,020</u>
LIABILITIES			
Current Liabilities:			
Accounts payable	176,098	12,468	20,901
Prepaid tenant rent	3,121	64	459
Accrued salaries and benefits	10,775	3,228	5,707
Security deposits payable	35,070	5,249	12,797
Escrow deposits payable	2,161	-	-
Retention payable	2,487	344	-
Compensated absences payable	22,506	6,742	11,920
Total Current Liabilities	<u>252,218</u>	<u>28,095</u>	<u>51,784</u>
Noncurrent Liabilities:			
Compensated absences - net of current portion	12,951	3,880	6,859
Net pension liability	149,714	42,022	63,287
Net OPEB liability	260,829	74,184	115,770
Total Noncurrent Liabilities	<u>423,494</u>	<u>120,086</u>	<u>185,916</u>
Total Liabilities	<u>675,712</u>	<u>148,181</u>	<u>237,700</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred pension adjustments	39,652	11,462	18,646
Deferred OPEB adjustments	14,298	3,959	5,737
Total Deferred Inflows of Resources	<u>53,950</u>	<u>15,421</u>	<u>24,383</u>
NET POSITION			
Net investment in capital assets	3,461,682	544,674	286,751
Restricted	387,477	-	-
Unrestricted	-	(345,762)	(380,062)
Total Net Position	<u>\$ 3,849,159</u>	<u>\$ 198,912</u>	<u>\$ (93,311)</u>

CARES Funding	Program Benefits	Totals	
		2021	2020
\$ -	\$ -	\$ 256,764	\$ 588,249
-	-	26,139	47,321
-	-	16,233	-
-	-	-	1
-	-	9,298	29,578
-	-	308,434	665,149
-	-	55,277	50,595
-	-	341,331	340,873
-	-	3,951,776	3,713,227
-	-	4,348,384	4,104,695
-	-	4,656,818	4,769,844
-	-	314,563	91,524
-	-	138,726	22,668
-	-	453,289	114,192
-	-	209,467	207,361
-	-	3,644	3,749
-	-	19,710	22,156
-	-	53,116	48,435
-	-	2,161	2,160
-	-	2,831	-
-	-	41,168	35,663
-	-	332,097	319,524
-	-	23,690	35,333
-	-	255,023	413,474
-	-	450,783	298,386
-	-	729,496	747,193
-	-	1,061,593	1,066,717
-	-	69,760	31,405
-	-	23,994	24,479
-	-	93,754	55,884
-	-	4,293,107	4,054,100
-	-	387,477	846,418
-	-	(725,824)	(1,139,083)
\$ -	\$ -	\$ 3,954,760	\$ 3,761,435

REGIONAL HOUSING AUTHORITY
Combining Schedule of Revenues, Expenses and Changes in Net Position
Public Housing
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	<u>Richland Housing</u>	<u>River City Manor</u>	<u>Senior Village</u>
OPERATING REVENUES			
Dwelling rents	\$ 557,497	\$ 79,954	\$ 175,512
Other tenant revenue	12,062	1,772	7,964
Other revenue	2,637	-	263
Total Operating Revenues	<u>572,196</u>	<u>81,726</u>	<u>183,739</u>
OPERATING EXPENSES			
Administrative	201,177	52,308	83,154
Tenant services	6,500	11,153	19,982
Utilities	137,879	27,564	72,337
Maintenance	380,178	47,866	142,786
Insurance premiums	20,395	2,973	6,883
Other general expenses	74,363	10,632	26,485
Depreciation	193,785	28,705	24,423
Total Operating Expenses	<u>1,014,277</u>	<u>181,201</u>	<u>376,050</u>
Operating Income (Loss)	<u>(442,081)</u>	<u>(99,475)</u>	<u>(192,311)</u>
NON-OPERATING REVENUES (EXPENSES)			
Intergovernmental revenue	576,609	79,799	176,223
Interest income	101	-	26
Total Non-Operating Revenue (Expenses)	<u>576,710</u>	<u>79,799</u>	<u>176,249</u>
Income (Loss) Before Capital Contributions and Transfers	<u>134,629</u>	<u>(19,676)</u>	<u>(16,062)</u>
Capital contributions	185,919	-	-
Transfers	(494,349)	(124,491)	(197,193)
Change in Net Position	<u>(173,801)</u>	<u>(144,167)</u>	<u>(213,255)</u>
Total Net Position - Beginning	<u>4,022,960</u>	<u>343,079</u>	<u>119,944</u>
Total Net Position - Ending	<u>\$ 3,849,159</u>	<u>\$ 198,912</u>	<u>\$ (93,311)</u>

CARES Funding	Program Benefits	Totals	
		2021	2020
\$ -	\$ -	\$ 812,963	\$ 806,008
-	-	21,798	42,464
-	-	2,900	167
-	-	837,661	848,639
47,967	-	384,606	520,145
3,953	-	41,588	26,828
-	-	237,780	238,095
15,235	-	586,065	532,744
-	-	30,251	33,819
-	-	111,480	92,460
-	-	246,913	210,328
67,155	-	1,638,683	1,654,419
(67,155)	-	(801,022)	(805,780)
67,155	-	899,786	1,030,987
-	-	127	812
67,155	-	899,913	1,031,799
-	-	98,891	226,019
-	-	185,919	-
-	724,548	(91,485)	(16,097)
-	724,548	193,325	209,922
-	(724,548)	3,761,435	3,551,513
\$ -	\$ -	\$ 3,954,760	\$ 3,761,435

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
Public Housing
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	<u>Richland Housing</u>	<u>River City Manor</u>	<u>Senior Village</u>
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	\$ 575,442	\$ 80,593	\$ 191,152
Payments to suppliers	(473,492)	(61,699)	(194,192)
Payments to employees	(88,915)	(22,153)	(50,265)
Net Cash Provided (Used) by Operating Activities	<u>13,035</u>	<u>(3,259)</u>	<u>(53,305)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Intergovernmental revenues received	576,609	79,799	176,223
Transfers from other funds	-	-	-
Transfers to other funds	(494,349)	(124,491)	(197,193)
Net Cash Provided (Used) by Noncapital Financing Activities	<u>82,260</u>	<u>(44,692)</u>	<u>(20,970)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition of capital assets	(478,925)	-	(6,995)
Capital contributions	185,919	-	-
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(293,006)</u>	<u>-</u>	<u>(6,995)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	103	-	26
Net Cash Provided (Used) by Investing Activities	<u>103</u>	<u>-</u>	<u>26</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(197,608)	(47,951)	(81,244)
Balances - Beginning	<u>1,007,497</u>	<u>(210,922)</u>	<u>(157,731)</u>
Balances - Ending	<u>\$ 809,889</u>	<u>\$ (258,873)</u>	<u>\$ (238,975)</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating income (loss)	\$ (442,081)	\$ (99,475)	\$ (192,311)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	193,785	28,705	24,423
Decrease (increase) in:			
Accounts receivable - tenants, net	15,825	(1,189)	6,546
Accounts receivable - other	(16,233)	-	-
Prepaid cost	13,489	2,018	4,773
Pension adjustments - deferred outflows of resources	(183,779)	(51,811)	(78,974)
OPEB adjustments - deferred outflows of resources	(76,933)	(22,747)	(39,046)
Increase (decrease) in:			
Accounts payable	1,050	3,768	(2,712)
Prepaid tenant rent	(253)	(27)	175
Accrued salaries and benefits	1,821	(5,177)	910
Security deposits payable	3,906	83	692
Escrow deposits payable	1	-	-
Retention payable	2,487	344	-
Compensated absences payable	35,457	10,622	18,779
Net pension liability	149,714	42,022	63,287
Net OPEB liability	260,829	74,184	115,770
Pension adjustments - deferred inflows of resources	39,652	11,462	18,646
OPEB adjustments - deferred inflows of resources	14,298	3,959	5,737
Net Cash Provided (Used) by Operating Activities	<u>\$ 13,035</u>	<u>\$ (3,259)</u>	<u>\$ (53,305)</u>

CARES Funding	Program Benefits	Totals	
		2021	2020
\$ -	\$ -	\$ 847,187	\$ 821,018
(4,331)	-	(733,714)	(888,172)
(62,824)	(724,548)	(948,705)	(537,633)
(67,155)	(724,548)	(835,232)	(604,787)
67,155	-	899,786	1,030,987
-	724,548	724,548	-
-	-	(816,033)	(16,097)
67,155	724,548	808,301	1,014,890
-	-	(485,920)	(689,263)
-	-	185,919	-
-	-	(300,001)	(689,263)
-	-	129	811
-	-	129	811
-	-	(326,803)	(278,349)
-	-	638,844	917,193
\$ -	\$ -	\$ 312,041	\$ 638,844
\$ (67,155)	\$ -	\$ (801,022)	\$ (805,780)
-	-	246,913	210,328
-	-	21,182	(23,274)
-	-	(16,233)	-
-	-	20,280	(29,578)
-	91,524	(223,040)	2,697
-	22,668	(116,058)	(21,349)
-	-	2,106	(124,336)
-	-	(105)	404
-	-	(2,446)	11,653
-	-	4,681	1,418
-	-	1	(6,169)
-	-	2,831	-
-	(70,996)	(6,138)	4,530
-	(413,474)	(158,451)	79,225
-	(298,386)	152,397	70,935
-	(31,405)	38,355	22,289
-	(24,479)	(485)	2,220
\$ (67,155)	\$ (724,548)	\$ (835,232)	\$ (604,787)

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Combining Schedules – USDA

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
USDA
March 31, 2021
(With comparative totals for 2020)

	<u>Rural Development</u>	<u>Joe Serna Grant #2</u>	<u>Centennial Arms</u>	<u>Butte View Estates</u>
ASSETS				
Current Assets:				
Cash and investments	\$ 1,025,100	\$ -	\$ (126,183)	\$ 26,134
Receivables:				
Tenants, net	34,070	-	1,045	97
Prepaid cost	13,325	-	891	1,188
Total Current Assets	<u>1,072,495</u>	<u>-</u>	<u>(124,247)</u>	<u>27,419</u>
Noncurrent Assets:				
Restricted cash and investments	1,582,722	-	132,899	48,059
Nondepreciable assets	56,856	-	37,245	221,880
Depreciable assets, net	18,646,717	-	1,051,879	598,565
Total Noncurrent Assets	<u>20,286,295</u>	<u>-</u>	<u>1,222,023</u>	<u>868,504</u>
Total Assets	<u>21,358,790</u>	<u>-</u>	<u>1,097,776</u>	<u>895,923</u>
DEFERRED OUTFLOWS OF RESOURCES				
Deferred pension adjustments	639,785	-	25,043	31,394
Deferred OPEB adjustments	157,185	-	19,782	27,623
Total Deferred Outflows of Resources	<u>796,970</u>	<u>-</u>	<u>44,825</u>	<u>59,017</u>
LIABILITIES				
Current Liabilities:				
Accounts payable	76,435	-	6,668	4,294
Prepaid tenant rent	6,889	-	280	786
Accrued salaries and benefits	21,825	-	2,709	3,959
Security deposits payable	22,300	-	14,109	9,635
Retention payable	5,146	-	344	459
Compensated absences payable	45,588	-	5,658	8,270
Bonds payable	-	-	-	26,929
Loans payable	201,405	-	18,484	2,649
Total Current Liabilities	<u>379,588</u>	<u>-</u>	<u>48,252</u>	<u>56,981</u>
Noncurrent Liabilities:				
Interest payable	-	-	50,484	-
Compensated absences - net of current portion	26,233	-	3,256	4,759
Bonds payable - net of current portion	-	-	-	492,786
Loans payable - net of current portion	3,608,179	-	1,354,204	501,858
Net pension liability	568,910	-	75,576	86,930
Net OPEB liability	546,113	-	71,365	87,325
Total Noncurrent Liabilities	<u>4,749,435</u>	<u>-</u>	<u>1,554,885</u>	<u>1,173,658</u>
Total Liabilities	<u>5,129,023</u>	<u>-</u>	<u>1,603,137</u>	<u>1,230,639</u>

352 Bernard/ 294 Samuel	Program Benefits	Totals	
		2021	2020
\$ -	\$ -	\$ 925,051	\$ 1,150,999
-	-	35,212	41,877
-	-	15,404	46,448
-	-	975,667	1,239,324
-	-	1,763,680	1,587,940
-	-	315,981	315,981
-	-	20,297,161	21,174,458
-	-	22,376,822	23,078,379
-	-	23,352,489	24,317,703
-	-	696,222	148,607
-	-	204,590	36,806
-	-	900,812	185,413
-	-	87,397	106,200
-	-	7,955	10,893
-	-	28,493	17,064
-	-	46,044	41,578
-	-	5,949	3,405
-	-	59,516	40,259
-	-	26,929	26,270
-	-	222,538	219,572
-	-	484,821	465,241
-	-	50,484	45,294
-	-	34,248	27,415
-	-	492,786	519,029
-	-	5,464,241	5,690,795
-	-	731,416	671,352
-	-	704,803	484,487
-	-	7,477,978	7,438,372
-	-	7,962,799	7,903,613

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
USDA
March 31, 2021
(With comparative totals for 2020)

	<u>Rural Development</u>	<u>Joe Serna Grant #2</u>	<u>Centennial Arms</u>	<u>Butte View Estates</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred pension adjustments	82,189	-	10,578	13,674
Deferred OPEB adjustments	30,420	-	4,070	4,555
Total Deferred Inflows of Resources	<u>112,609</u>	<u>-</u>	<u>14,648</u>	<u>18,229</u>
NET POSITION				
Net investment in capital assets	14,893,989	-	(283,564)	(203,777)
Restricted	2,020,139	-	-	(90,151)
Unrestricted	-	-	(191,620)	
Total Net Position	<u>\$ 16,914,128</u>	<u>\$ -</u>	<u>\$ (475,184)</u>	<u>\$ (293,928)</u>

352 Bernard/ 294 Samuel	Program Benefits	Totals	
		2021	2020
-	-	106,441	50,991
-	-	39,045	39,747
-	-	145,486	90,738
-	-	14,406,648	15,034,773
-	-	1,929,988	2,683,660
-	-	(191,620)	(1,209,668)
<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,145,016</u>	<u>\$ 16,508,765</u>

REGIONAL HOUSING AUTHORITY
Combining Schedule of Revenues, Expenses and Changes in Net Position
USDA
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	Rural Development	Joe Serna Grant #2	Centennial Arms	Butte View Estates
OPERATING REVENUES				
Dwelling rents	\$ 1,148,603	\$ -	\$ 68,620	\$ 91,165
Other tenant revenue	22,749	-	3,140	5,343
Other revenue	3,067	-	143	159
Total Operating Revenues	<u>1,174,419</u>	<u>-</u>	<u>71,903</u>	<u>96,667</u>
OPERATING EXPENSES				
Administrative	508,744	-	64,591	91,236
Tenant services	12,711	-	7,489	13,473
Utilities	336,312	-	27,768	43,111
Maintenance	576,321	-	46,480	65,561
Insurance premiums	40,268	-	2,956	4,341
Other general expenses	60,487	-	2,033	2,090
Depreciation	1,101,584	-	61,069	51,317
Total Operating Expenses	<u>2,636,427</u>	<u>-</u>	<u>212,386</u>	<u>271,129</u>
Operating Income (Loss)	<u>(1,462,008)</u>	<u>-</u>	<u>(140,483)</u>	<u>(174,462)</u>
NON-OPERATING REVENUES (EXPENSES)				
Intergovernmental revenue	1,308,096	-	161,671	219,339
Interest income	1,084	-	84	34
Interest expense	(39,255)	-	(42,017)	(37,177)
Total Non-Operating Revenue (Expenses)	<u>1,269,925</u>	<u>-</u>	<u>119,738</u>	<u>182,196</u>
Income (Loss) Before Transfers	<u>(192,083)</u>	<u>-</u>	<u>(20,745)</u>	<u>7,734</u>
Transfers	(1,164,621)	(7,090)	(125,258)	(144,517)
Change in Net Position	<u>(1,356,704)</u>	<u>(7,090)</u>	<u>(146,003)</u>	<u>(136,783)</u>
Total Net Position - Beginning	<u>18,270,832</u>	<u>7,090</u>	<u>(329,181)</u>	<u>(157,145)</u>
Total Net Position - Ending	<u>\$ 16,914,128</u>	<u>\$ -</u>	<u>\$ (475,184)</u>	<u>\$ (293,928)</u>

352 Bernard/ 294 Samuel	Program Benefits	Totals	
		2021	2020
\$ -	\$ -	\$ 1,308,388	\$ 1,294,400
-	-	31,232	45,132
-	-	3,369	2,660
-	-	1,342,989	1,342,192
-	-	664,571	930,839
-	-	33,673	49,230
-	-	407,191	340,317
-	-	688,362	610,380
-	-	47,565	54,629
-	-	64,610	40,196
-	-	1,213,970	749,727
-	-	3,119,942	2,775,318
-	-	(1,776,953)	(1,433,126)
-	-	1,689,106	1,650,223
-	-	1,202	2,258
-	-	(118,449)	(129,196)
-	-	1,571,859	1,523,285
-	-	(205,094)	90,159
153,993	1,128,838	(158,655)	(28,773)
153,993	1,128,838	(363,749)	61,386
(153,993)	(1,128,838)	16,508,765	16,447,379
\$ -	\$ -	\$ 16,145,016	\$ 16,508,765

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
USDA
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	Rural Development	Joe Serna Grant #2	Centennial Arms	Butte View Estates
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	\$ 1,177,138	\$ -	\$ 75,931	\$ 98,113
Payments to suppliers	(777,286)	-	(57,217)	(94,052)
Payments to employees	(227,392)	-	35,543	15,303
Net Cash Provided (Used) by Operating Activities	<u>172,460</u>	<u>-</u>	<u>54,257</u>	<u>19,364</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Intergovernmental revenues received	1,308,096	-	161,671	219,339
Transfers from other funds	-	-	-	-
Transfers to other funds	(1,164,621)	(7,090)	(125,258)	(144,517)
Interfund loans repayments received	-	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	<u>143,475</u>	<u>(7,090)</u>	<u>36,413</u>	<u>74,822</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition of capital assets	(310,803)	-	(5,830)	(20,040)
Principal paid on debt	(199,325)	-	(20,026)	(29,821)
Interest paid on debt	(39,255)	-	(36,827)	(37,177)
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(549,383)</u>	<u>-</u>	<u>(62,683)</u>	<u>(87,038)</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest income	1,084	-	84	34
Net Cash Provided (Used) by Investing Activities	<u>1,084</u>	<u>-</u>	<u>84</u>	<u>34</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(232,364)	(7,090)	28,071	7,182
Balances - Beginning	<u>2,840,186</u>	<u>7,090</u>	<u>(21,355)</u>	<u>67,011</u>
Balances - Ending	<u>\$ 2,607,822</u>	<u>\$ -</u>	<u>\$ 6,716</u>	<u>\$ 74,193</u>

352 Bernard/ 294 Samuel	Program Benefits	Totals	
		2021	2020
\$ -	\$ -	\$ 1,351,182	\$ 1,340,622
-	-	(928,555)	(1,048,589)
-	(1,128,838)	(1,305,384)	(852,258)
-	(1,128,838)	(882,757)	(560,225)
-	-	1,689,106	1,650,223
153,993	1,128,838	1,282,831	-
-	-	(1,441,486)	(28,773)
-	-	-	63,500
153,993	1,128,838	1,530,451	1,684,950
-	-	(336,673)	(1,497,435)
-	-	(249,172)	(241,814)
-	-	(113,259)	(124,006)
-	-	(699,104)	(1,863,255)
-	-	1,202	2,258
-	-	1,202	2,258
153,993	-	(50,208)	(736,272)
(153,993)	-	2,738,939	3,475,211
\$ -	\$ -	\$ 2,688,731	\$ 2,738,939

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
USDA
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	<u>Rural Development</u>	<u>Joe Serna Grant #2</u>	<u>Centennial Arms</u>	<u>Butte View Estates</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating income (loss)	\$ (1,462,008)	\$ -	\$ (140,483)	\$ (174,462)
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation	1,101,584	-	61,069	51,317
Decrease (increase) in:				
Accounts receivable - tenants, net	5,232	-	1,012	421
Prepaid cost	25,977	-	2,000	3,067
Pension adjustments - deferred outflows of resources	(639,785)	-	(25,043)	(31,394)
OPEB adjustments - deferred outflows of resources	(157,185)	-	(19,782)	(27,623)
Increase (decrease) in:				
Accounts payable	(11,374)	-	396	(7,825)
Prepaid tenant rent	(3,388)	-	(102)	552
Accrued salaries and benefits	7,933	-	1,225	2,271
Security deposits payable	875	-	3,118	473
Retention payable	5,146	-	344	(2,946)
Compensated absences payable	71,821	-	8,914	13,029
Net pension liability	568,910	-	75,576	86,930
Net OPEB liability	546,113	-	71,365	87,325
Pension adjustments - deferred inflows of resources	82,189	-	10,578	13,674
OPEB adjustments - deferred inflows of resources	30,420	-	4,070	4,555
Net Cash Provided (Used) by Operating Activities	<u>\$ 172,460</u>	<u>\$ -</u>	<u>\$ 54,257</u>	<u>\$ 19,364</u>

352 Bernard/ 294 Samuel	Program Benefits	Totals	
		2021	2020
\$ -	\$ -	\$ (1,776,953)	\$ (1,433,126)
-	-	1,213,970	749,727
-	-	6,665	(6,239)
-	-	31,044	(46,448)
-	148,607	(547,615)	(10,173)
-	36,806	(167,784)	(34,868)
-	-	(18,803)	(141,273)
-	-	(2,938)	4,838
-	-	11,429	2,029
-	-	4,466	(169)
-	-	2,544	-
-	(67,674)	26,090	(19,867)
-	(671,352)	60,064	180,338
-	(484,487)	220,316	150,358
-	(50,991)	55,450	37,600
-	(39,747)	(702)	7,048
<u>\$ -</u>	<u>\$ (1,128,838)</u>	<u>\$ (882,757)</u>	<u>\$ (560,225)</u>

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Combining Schedules – Business Activities

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
Business Activities
March 31, 2021
(With comparative totals for 2020)

	Admin Cost Centers	Development Projects	Kingwood Commons	Percy Avenue
ASSETS				
Current Assets:				
Cash and investments	\$ 76,143	\$ 722,279	\$ (644,761)	\$ 19,825
Receivables:				
Tenants, net	-	5,717	2,502	131
Operating reimbursements	21,854	-	-	-
Other	-	512,559	-	-
Interest	-	393,726	-	-
Prepaid cost	1,819	1,577	3,600	297
Loans receivable	-	7,393,350	-	-
Investment in partnership	-	6,033	-	-
Total Current Assets	<u>99,816</u>	<u>9,035,241</u>	<u>(638,659)</u>	<u>20,253</u>
Noncurrent Assets:				
Restricted cash and investments	-	-	27,270	2,525
Nondepreciable assets	-	69,073	320,000	60,080
Depreciable assets, net	154,367	36,927	2,229,209	65,318
Total Noncurrent Assets	<u>154,367</u>	<u>106,000</u>	<u>2,576,479</u>	<u>127,923</u>
Total Assets	<u>254,183</u>	<u>9,141,241</u>	<u>1,937,820</u>	<u>148,176</u>
DEFERRED OUTFLOWS OF RESOURCES				
Deferred pension adjustments	133,810	4,535	45,208	11,207
Deferred OPEB adjustments	33,248	11,151	38,989	4,351
Total Deferred Outflows of Resources	<u>167,058</u>	<u>15,686</u>	<u>84,197</u>	<u>15,558</u>
LIABILITIES				
Current Liabilities:				
Accounts payable	6,602	171,490	33,059	2,664
Accrued interest	-	29,409	148,500	-
Prepaid tenant rent	-	-	2,598	58
Accrued salaries and benefits	5,866	1,283	5,544	607
Security deposits payable	-	-	27,270	2,525
Retention payable	724	-	1,391	115
Due to other funds	-	-	-	-
Compensated absences payable	9,596	2,680	11,581	1,268
Loans payable	-	-	49,353	-
Capital lease payable	45,014	-	-	-
Total Current Liabilities	<u>67,802</u>	<u>204,862</u>	<u>279,296</u>	<u>7,237</u>
Noncurrent Liabilities:				
Compensated absences - net of current portion	5,522	1,542	6,664	729
Loans payable - net of current portion	-	948,000	3,017,356	-
Capital lease payable - net of current portion	107,246	-	-	-
Net pension liability	122,669	2,705	127,360	15,467
Net OPEB liability	117,060	57,235	126,346	14,931
Total Noncurrent Liabilities	<u>352,497</u>	<u>1,009,482</u>	<u>3,277,726</u>	<u>31,127</u>
Total Liabilities	<u>420,299</u>	<u>1,214,344</u>	<u>3,557,022</u>	<u>38,364</u>

Other Business Activities	Trailer Units	PCD	Trio	Program Benefits	Totals	
					2021	2020
\$ 226,812	\$ 34,731	\$ 118,423	\$ (174,965)	\$ -	\$ 378,487	\$ 1,007,257
72	1,885	-	-	-	10,307	16,542
66,126	-	32,534	-	-	120,514	259,294
-	-	-	-	-	512,559	-
1	-	-	-	-	393,727	191,457
-	445	-	-	-	7,738	23,740
-	-	-	-	-	7,393,350	5,145,673
319,854	-	-	-	-	325,887	325,884
<u>612,865</u>	<u>37,061</u>	<u>150,957</u>	<u>(174,965)</u>	<u>-</u>	<u>9,142,569</u>	<u>6,969,847</u>
700	1,300	-	550	-	32,345	53,370
2,173,970	-	-	120,910	-	2,744,033	2,348,865
2,743,255	13,094	732	365,240	-	5,608,142	5,961,545
<u>4,917,925</u>	<u>14,394</u>	<u>732</u>	<u>486,700</u>	<u>-</u>	<u>8,384,520</u>	<u>8,363,780</u>
<u>5,530,790</u>	<u>51,455</u>	<u>151,689</u>	<u>311,735</u>	<u>-</u>	<u>17,527,089</u>	<u>15,333,627</u>
22,026	4,627	49,150	248	-	270,811	110,942
1,996	4,118	35,375	496	-	129,724	27,297
<u>24,022</u>	<u>8,745</u>	<u>84,525</u>	<u>744</u>	<u>-</u>	<u>400,535</u>	<u>138,239</u>
135	1,908	5	1,651	-	217,514	68,025
-	-	-	-	-	177,909	141,597
36	1,213	-	-	-	3,905	7,716
44	593	4,632	70	-	18,639	12,540
700	1,300	-	550	-	32,345	29,220
-	172	-	-	-	2,402	-
-	-	-	-	-	-	-
91	1,239	9,675	146	-	36,276	28,591
30,490	-	-	12,086	-	91,929	81,139
77,312	-	-	-	-	122,326	102,999
<u>108,808</u>	<u>6,425</u>	<u>14,312</u>	<u>14,503</u>	<u>-</u>	<u>703,245</u>	<u>471,827</u>
52	713	5,567	84	-	20,873	24,177
694,636	-	-	31,697	-	4,691,689	4,857,095
1,497,573	-	-	-	-	1,604,819	1,699,042
(1,098)	12,682	157,867	148	-	437,800	501,197
23,241	12,834	142,673	1,631	-	495,951	359,315
<u>2,214,404</u>	<u>26,229</u>	<u>306,107</u>	<u>33,560</u>	<u>-</u>	<u>7,251,132</u>	<u>7,440,826</u>
<u>2,323,212</u>	<u>32,654</u>	<u>320,419</u>	<u>48,063</u>	<u>-</u>	<u>7,954,377</u>	<u>7,912,653</u>

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
Business Activities
March 31, 2021
(With comparative totals for 2020)

	<u>Admin Cost Centers</u>	<u>Development Projects</u>	<u>Kingwood Commons</u>	<u>Percy Avenue</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred pension adjustments	17,522	2,497	19,575	2,259
Deferred OPEB adjustments	<u>6,577</u>	<u>3,849</u>	<u>6,712</u>	<u>825</u>
Total Deferred Inflows of Resources	<u>24,099</u>	<u>6,346</u>	<u>26,287</u>	<u>3,084</u>
NET POSITION				
Net investment in capital assets	2,107	(792,000)	(517,500)	125,398
Unrestricted	<u>(25,264)</u>	<u>8,728,237</u>	<u>(1,043,792)</u>	<u>(3,112)</u>
Total Net Position	<u>\$ (23,157)</u>	<u>\$ 7,936,237</u>	<u>\$ (1,561,292)</u>	<u>\$ 122,286</u>

Other Business Activities	Trailer Units	PCD	Trio	Program Benefits	Totals	
					2021	2020
7,590	2,022	20,257	136	-	71,858	38,067
1,878	662	8,655	88	-	29,246	29,478
9,468	2,684	28,912	224	-	101,104	67,545
2,617,214	13,094	732	442,367	-	1,891,412	1,570,135
604,918	11,768	(113,849)	(178,175)	-	7,980,731	5,921,533
<u>\$ 3,222,132</u>	<u>\$ 24,862</u>	<u>\$ (113,117)</u>	<u>\$ 264,192</u>	<u>\$ -</u>	<u>\$ 9,872,143</u>	<u>\$ 7,491,668</u>

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Revenues, Expenses and Changes in Net Position
Business Activities
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	Admin Cost Centers	Development Projects	Kingwood Commons	Percy Avenue
OPERATING REVENUES				
Dwelling rents	\$ -	\$ 873	\$ 647,260	\$ 71,518
Other tenant revenue	-	1	13,131	1,494
Other revenue	261,412	717,329	483	40
Total Operating Revenues	<u>261,412</u>	<u>718,203</u>	<u>660,874</u>	<u>73,052</u>
OPERATING EXPENSES				
Administrative	79,897	38,345	111,491	15,984
Tenant services	8,502	30,432	14,535	2
Utilities	1,090	1,324	87,215	10,063
Maintenance	81,371	6,246	172,462	15,245
Insurance premiums	11,253	227	10,341	932
Other general expenses	14,498	(6,630)	3,379	(874)
Depreciation	52,935	10,409	174,359	16,854
Total Operating Expenses	<u>249,546</u>	<u>80,353</u>	<u>573,782</u>	<u>58,206</u>
Operating Income (Loss)	<u>11,866</u>	<u>637,850</u>	<u>87,092</u>	<u>14,846</u>
NON-OPERATING REVENUES (EXPENSES)				
Intergovernmental revenue	-	1,112,000	-	-
Partnership revenue (expense)	-	(2)	-	-
Gain (loss) on disposal of capital assets	-	-	-	-
Interest income	-	206,725	2	(3)
Interest expense	(36,620)	(28,062)	(127,724)	-
Total Non-Operating Revenue (Expenses)	<u>(36,620)</u>	<u>1,290,661</u>	<u>(127,722)</u>	<u>(3)</u>
Income (Loss) Before Capital Contributions and Transfers	<u>(24,754)</u>	<u>1,928,511</u>	<u>(40,630)</u>	<u>14,843</u>
Capital contributions	-	-	7,093	-
Transfers	(213,725)	(55,018)	(232,574)	(26,523)
Change in Net Position	<u>(238,479)</u>	<u>1,873,493</u>	<u>(266,111)</u>	<u>(11,680)</u>
Total Net Position - Beginning	<u>215,322</u>	<u>6,062,744</u>	<u>(1,295,181)</u>	<u>133,966</u>
Total Net Position - Ending	<u>\$ (23,157)</u>	<u>\$ 7,936,237</u>	<u>\$ (1,561,292)</u>	<u>\$ 122,286</u>

Other Business Activities	Trailer Units	PCD	Trio	Program Benefits	Totals	
					2021	2020
\$ 145,148	\$ 16,470	\$ -	\$ 18,300	\$ -	\$ 899,569	\$ 1,106,221
99,453	51,997	-	49	-	166,125	196,778
90,564	59	6,532	1,400	-	1,077,819	839,734
<u>335,165</u>	<u>68,526</u>	<u>6,532</u>	<u>19,749</u>	<u>-</u>	<u>2,143,513</u>	<u>2,142,733</u>
(10,057)	14,225	171,231	1,639	-	422,755	662,678
-	3	-	-	-	53,474	51,037
374	13,309	12	530	-	113,917	171,860
3,363	12,665	94	2,901	-	294,347	309,319
664	481	288	318	-	24,504	40,432
8,737	70	3	1,054	-	20,237	91,983
151,942	2,182	92	14,597	-	423,370	478,585
<u>155,023</u>	<u>42,935</u>	<u>171,720</u>	<u>21,039</u>	<u>-</u>	<u>1,352,604</u>	<u>1,805,894</u>
<u>180,142</u>	<u>25,591</u>	<u>(165,188)</u>	<u>(1,290)</u>	<u>-</u>	<u>790,909</u>	<u>336,839</u>
111,326	-	151,697	-	-	1,375,023	3,453,767
5	-	-	-	-	3	(7)
-	-	-	-	-	-	874,992
793	-	-	(1)	-	207,516	48,849
(84,721)	-	-	(5,558)	-	(282,685)	(304,329)
<u>27,403</u>	<u>-</u>	<u>151,697</u>	<u>(5,559)</u>	<u>-</u>	<u>1,299,857</u>	<u>4,073,272</u>
207,545	25,591	(13,491)	(6,849)	-	2,090,766	4,410,111
-	-	-	-	-	7,093	-
240,045	(24,636)	(245,052)	(2,487)	842,586	282,616	60,413
447,590	955	(258,543)	(9,336)	842,586	2,380,475	4,470,524
2,774,542	23,907	145,426	273,528	(842,586)	7,491,668	3,021,144
<u>\$ 3,222,132</u>	<u>\$ 24,862</u>	<u>\$ (113,117)</u>	<u>\$ 264,192</u>	<u>\$ -</u>	<u>\$ 9,872,143</u>	<u>\$ 7,491,668</u>

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
Business Activities
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	<u>Admin Cost Centers</u>	<u>Development Projects</u>	<u>Kingwood Commons</u>	<u>Percy Avenue</u>
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	\$ 290,225	\$ 291,427	\$ 665,581	\$ 72,758
Payments to suppliers	(36,742)	104,218	(210,870)	(17,741)
Payments to employees	(35,527)	19,315	30,667	(861)
Net Cash Provided (Used) by Operating Activities	<u>217,956</u>	<u>414,960</u>	<u>485,378</u>	<u>54,156</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Intergovernmental revenues received	-	1,112,000	-	-
Transfers from other funds	-	-	-	-
Transfers to other funds	(213,725)	(55,018)	(232,574)	(26,523)
Loans made	-	(2,247,677)	-	-
Interfund loans repaid	-	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	<u>(213,725)</u>	<u>(1,190,695)</u>	<u>(232,574)</u>	<u>(26,523)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition of capital assets	(49,790)	(583,013)	(7,134)	-
Disposal of capital assets	-	513,940	-	-
Capital contributions	-	-	7,093	-
Proceeds of debt	58,869	50,000	-	-
Principal paid on debt	(53,772)	-	(42,166)	-
Interest paid on debt	(36,620)	-	(119,474)	-
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(81,313)</u>	<u>(19,073)</u>	<u>(161,681)</u>	<u>-</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest income	-	4,454	2	(3)
Net Cash Provided (Used) by Investing Activities	<u>-</u>	<u>4,454</u>	<u>2</u>	<u>(3)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(77,082)	(790,354)	91,125	27,630
Balances - Beginning	153,225	1,512,633	(708,616)	(5,280)
Balances - Ending	<u>\$ 76,143</u>	<u>\$ 722,279</u>	<u>\$ (617,491)</u>	<u>\$ 22,350</u>

Other Business Activities	Trailer Units	PCD	Trio	Program Benefits	Totals	
					2021	2020
\$ 332,544	\$ 67,428	\$ 46,997	\$ 20,238	\$ -	\$ 1,787,198	\$ 2,033,283
(1,209)	(23,348)	(11,168)	(1,950)	-	(198,810)	(574,818)
6,699	2,145	101,713	(1,029)	(842,586)	(719,464)	(631,414)
<u>338,034</u>	<u>46,225</u>	<u>137,542</u>	<u>17,259</u>	<u>(842,586)</u>	<u>868,924</u>	<u>827,051</u>
111,326	-	151,697	-	-	1,375,023	3,453,767
240,045	-	-	-	842,586	1,082,631	69,269
-	(24,636)	(245,052)	(2,487)	-	(800,015)	(8,856)
-	-	-	-	-	(2,247,677)	(3,150,440)
-	-	-	-	-	-	(968,476)
<u>351,371</u>	<u>(24,636)</u>	<u>(93,355)</u>	<u>(2,487)</u>	<u>842,586</u>	<u>(590,038)</u>	<u>(604,736)</u>
(339,137)	-	-	-	-	(979,074)	(430,078)
-	-	-	-	-	513,940	2,428,221
-	-	-	-	-	7,093	-
-	-	-	-	-	108,869	1,186,834
(108,760)	-	-	(133,683)	-	(338,381)	(2,092,202)
(84,721)	-	-	(5,558)	-	(246,373)	(294,732)
<u>(532,618)</u>	<u>-</u>	<u>-</u>	<u>(139,241)</u>	<u>-</u>	<u>(933,926)</u>	<u>798,043</u>
794	-	(2)	-	-	5,245	3,790
794	-	(2)	-	-	5,245	3,790
157,581	21,589	44,185	(124,469)	-	(649,795)	1,024,148
69,931	14,442	74,238	(49,946)	-	1,060,627	36,479
<u>\$ 227,512</u>	<u>\$ 36,031</u>	<u>\$ 118,423</u>	<u>\$ (174,415)</u>	<u>\$ -</u>	<u>\$ 410,832</u>	<u>\$ 1,060,627</u>

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
Business Activities
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	<u>Admin Cost Centers</u>	<u>Development Projects</u>	<u>Kingwood Commons</u>	<u>Percy Avenue</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating income (loss)	\$ 11,866	\$ 637,850	\$ 87,092	\$ 14,846
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation	52,935	10,409	174,359	16,854
Decrease (increase) in:				
Accounts receivable - tenants, net	-	4,403	2,834	(106)
Accounts receivable - operating reimbursement	27,510	498	-	-
Accounts receivable - other	-	(441,046)	-	-
Prepaid cost	8,987	(1,350)	6,480	613
Pension adjustments - deferred outflows of resources	(133,810)	(4,535)	(45,208)	(11,207)
OPEB adjustments - deferred outflows of resources	(33,248)	(11,151)	(38,989)	(4,351)
Increase (decrease) in:				
Accounts payable	2,743	149,334	(3,817)	1,852
Prepaid tenant rent	1,303	(1,243)	(1,202)	(238)
Accrued salaries and benefits	-	1,283	1,125	249
Security deposits payable	-	-	3,075	50
Retention payable	724	-	1,391	115
Compensated absences payable	15,118	4,222	18,245	1,997
Net pension liability	122,669	2,705	127,360	15,467
Net OPEB liability	117,060	57,235	126,346	14,931
Pension adjustments - deferred inflows of resources	17,522	2,491	19,575	2,259
OPEB adjustments - deferred inflows of resources	6,577	3,855	6,712	825
Net Cash Provided (Used) by Operating Activities	<u>\$ 217,956</u>	<u>\$ 414,960</u>	<u>\$ 485,378</u>	<u>\$ 54,156</u>
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES				
Inception of capital lease	\$ 44,583	\$ -	\$ -	\$ -

Other Business Activities	Trailer Units	PCD	Trio	Program Benefits	Totals	
					2021	2020
\$ 180,142	\$ 25,591	\$ (165,188)	\$ (1,290)	\$ -	\$ 790,909	\$ 336,839
151,942	2,182	92	14,597	-	423,370	478,585
128	(1,048)	-	24	-	6,235	4,322
(1,671)	-	40,465	465	-	67,267	(107,990)
-	-	-	-	-	(441,046)	-
671	4	279	318	-	16,002	(23,740)
(22,026)	(4,627)	(49,150)	(248)	110,942	(159,869)	16,609
(1,996)	(4,118)	(35,375)	(496)	27,297	(102,427)	(25,511)
135	(2,086)	(279)	1,607	-	149,489	47,640
(1,078)	(50)	-	-	-	(2,508)	3,775
33	53	2,004	49	-	4,796	369
-	-	-	-	-	3,125	(9,557)
-	172	-	-	-	2,402	-
143	1,952	15,242	230	(52,768)	4,381	(19,587)
(1,098)	12,682	157,867	148	(501,197)	(63,397)	48,773
23,241	12,834	142,673	1,631	(359,315)	136,636	51,446
7,590	2,022	20,257	136	(38,067)	33,785	25,729
1,878	662	8,655	88	(29,478)	(226)	(651)
<u>\$ 338,034</u>	<u>\$ 46,225</u>	<u>\$ 137,542</u>	<u>\$ 17,259</u>	<u>\$ (842,586)</u>	<u>\$ 868,924</u>	<u>\$ 827,051</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,583	\$ 91,834

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Combining Schedules – Housing Choice Vouchers

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
Housing Choice Vouchers
March 31, 2021
(With comparative totals for 2020)

	<u>Administrative Fund</u>	<u>FSS Coordinator</u>	<u>Mainstream Voucher Program</u>	<u>Foster Youth</u>
ASSETS				
Current Assets:				
Cash and investments	\$ 1,612,898	\$ (109,633)	\$ 21,604	\$ 142,480
Receivables:				
Tenants, net	-	-	-	-
Operating reimbursement	-	3,339	-	-
Prepaid cost	31,162	-	-	-
Total Current Assets	<u>1,644,060</u>	<u>(106,294)</u>	<u>21,604</u>	<u>142,480</u>
Noncurrent Assets:				
Restricted cash and investments	-	-	-	-
Depreciable assets, net	21,513	-	-	-
Total Noncurrent Assets	<u>21,513</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets	<u>1,665,573</u>	<u>(106,294)</u>	<u>21,604</u>	<u>142,480</u>
DEFERRED OUTFLOWS OF RESOURCES				
Deferred pension adjustments	260,454	47,690	7,201	478
Deferred OPEB adjustments	126,421	25,856	11,311	797
Total Deferred Outflows of Resources	<u>386,875</u>	<u>73,546</u>	<u>18,512</u>	<u>1,275</u>
LIABILITIES				
Current Liabilities:				
Accounts payable	5,597	-	(478)	-
Prepaid tenant rent	-	-	-	-
Accrued salaries and benefits	17,367	4,104	1,901	135
Escrow deposits payable	-	-	-	-
Compensated absences payable	36,276	8,572	3,970	283
Total Current Liabilities	<u>59,240</u>	<u>12,676</u>	<u>5,393</u>	<u>418</u>
Noncurrent Liabilities:				
Compensated absences - net of current portion	20,875	4,933	2,285	163
Net pension liability	202,196	39,489	6,180	285
Net OPEB liability	452,238	53,986	16,265	1,047
Total Noncurrent Liabilities	<u>675,309</u>	<u>98,408</u>	<u>24,730</u>	<u>1,495</u>
Total Liabilities	<u>734,549</u>	<u>111,084</u>	<u>30,123</u>	<u>1,913</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred pension adjustments	67,261	10,328	3,864	264
Deferred OPEB adjustments	25,657	1,725	82	(3)
Total Deferred Inflows of Resources	<u>92,918</u>	<u>12,053</u>	<u>3,946</u>	<u>261</u>
NET POSITION				
Net investment in capital assets	21,513	-	-	-
Restricted	1,203,468	(155,885)	6,047	141,581
Total Net Position	<u>\$ 1,224,981</u>	<u>\$ (155,885)</u>	<u>\$ 6,047</u>	<u>\$ 141,581</u>

Voucher Fund	HCV CARES Funding	Mainstream CARES Funding	Program Benefits	Totals	
				2021	2020
\$ 123,113	\$ -	\$ 1,558	\$ -	\$ 1,792,020	\$ 947,778
(783)	-	-	-	(783)	(955)
11,420	-	-	-	14,759	114,624
-	-	-	-	31,162	14,596
133,750	-	1,558	-	1,837,158	1,076,043
177,465	-	-	-	177,465	214,142
-	-	-	-	21,513	25,385
177,465	-	-	-	198,978	239,527
311,215	-	1,558	-	2,036,136	1,315,570
-	-	-	-	315,823	104,833
-	-	-	-	164,385	25,965
-	-	-	-	480,208	130,798
(32,036)	-	-	-	(26,917)	10,178
1,306	-	-	-	1,306	5,680
-	-	-	-	23,507	16,523
177,473	-	-	-	177,473	214,277
-	-	-	-	49,101	35,983
146,743	-	-	-	224,470	282,641
-	-	-	-	28,256	31,212
-	-	-	-	248,150	473,598
-	-	-	-	523,536	341,776
-	-	-	-	799,942	846,586
146,743	-	-	-	1,024,412	1,129,227
-	-	-	-	81,717	35,971
-	-	-	-	27,461	28,039
-	-	-	-	109,178	64,010
-	-	-	-	21,513	25,385
164,472	-	1,558	-	1,361,241	227,746
<u>\$ 164,472</u>	<u>\$ -</u>	<u>\$ 1,558</u>	<u>\$ -</u>	<u>\$ 1,382,754</u>	<u>\$ 253,131</u>

REGIONAL HOUSING AUTHORITY
Combining Schedule of Revenues, Expenses and Changes in Net Position
Housing Choice Vouchers
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	<u>Administrative Fund</u>	<u>FSS Coordinator</u>	<u>Mainstream Voucher Program</u>	<u>Foster Youth</u>
OPERATING REVENUES				
Housing assistance payments revenue and fees	\$ 1,261,857	\$ 98,480	\$ 208,583	\$ 146,044
Other tenant revenue	9	-	-	-
Other revenue	36,559	-	400	-
Total Operating Revenues	<u>1,298,425</u>	<u>98,480</u>	<u>208,983</u>	<u>146,044</u>
OPERATING EXPENSES				
Administrative	261,514	42,247	68,305	4,956
Tenant services	125	98,595	5	-
Utilities	3,129	-	797	-
Maintenance	21,266	-	532	-
Insurance premiums	16,830	-	68	-
Other general expenses	919	-	28	4,428
Housing assistance payments	-	-	213,590	-
Depreciation	3,872	-	-	-
Total Operating Expenses	<u>307,655</u>	<u>140,842</u>	<u>283,325</u>	<u>9,384</u>
Operating Income (Loss)	<u>990,770</u>	<u>(42,362)</u>	<u>(74,342)</u>	<u>136,660</u>
NON-OPERATING REVENUES (EXPENSES)				
Interest income	598	1	-	-
Total Non-Operating Revenue (Expenses)	<u>598</u>	<u>1</u>	<u>-</u>	<u>-</u>
Income (Loss) Before Transfers	991,368	(42,361)	(74,342)	136,660
Transfers	<u>(1,191,549)</u>	<u>(59,766)</u>	<u>58,153</u>	<u>4,921</u>
Change in Net Position	(200,181)	(102,127)	(16,189)	141,581
Total Net Position - Beginning	<u>1,425,162</u>	<u>(53,758)</u>	<u>22,236</u>	<u>-</u>
Total Net Position - Ending	<u>\$ 1,224,981</u>	<u>\$ (155,885)</u>	<u>\$ 6,047</u>	<u>\$ 141,581</u>

Voucher Fund	HCV CARES Funding	Mainstream CARES Funding	Program Benefits	Totals	
				2021	2020
\$ 10,866,848	\$ 512,100	\$ 1,558	\$ -	\$ 13,095,470	\$ 11,577,097
-	-	-	-	9	17,909
139,836	-	-	-	176,795	35,375
11,006,684	512,100	1,558	-	13,272,274	11,630,381
-	507,636	-	-	884,658	877,947
-	158	-	-	98,883	129,259
2,896	-	-	-	6,822	2,600
-	4,306	-	-	26,104	25,895
-	-	-	-	16,898	12,359
198,958	-	-	-	204,333	266,836
10,674,419	-	-	-	10,888,009	9,994,523
-	-	-	-	3,872	3,872
10,876,273	512,100	-	-	12,129,579	11,313,291
130,411	-	1,558	-	1,142,695	317,090
31	-	-	-	630	589
31	-	-	-	630	589
130,442	-	1,558	-	1,143,325	317,679
358,758	-	-	815,781	(13,702)	(13,923)
489,200	-	1,558	815,781	1,129,623	303,756
(324,728)	-	-	(815,781)	253,131	(50,625)
\$ 164,472	\$ -	\$ 1,558	\$ -	\$ 1,382,754	\$ 253,131

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
Housing Choice Vouchers
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	Administrative Fund	FSS Coordinator	Mainstream Voucher Program	Foster Youth
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	\$ 112,141	\$ 29,147	\$ 400	\$ -
Housing assistance payments on behalf of tenants	1,261,857	98,480	208,583	146,044
Payments to suppliers	(255,361)	-	(219,304)	(4,429)
Payments to employees	345,192	(94,064)	(48,876)	(4,056)
Net Cash Provided (Used) by Operating Activities	<u>1,463,829</u>	<u>33,563</u>	<u>(59,197)</u>	<u>137,559</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Transfers from other funds	-	-	58,153	4,921
Transfers to other funds	(1,191,549)	(59,766)	-	-
Interfund loans repaid	-	-	-	-
Interfund loan repayments received	358,758	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	<u>(832,791)</u>	<u>(59,766)</u>	<u>58,153</u>	<u>4,921</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest income	598	1	-	-
Net Cash Provided (Used) by Investing Activities	<u>598</u>	<u>1</u>	<u>-</u>	<u>-</u>
Net Increase (Decrease) in Cash and Cash Equivalents	631,636	(26,202)	(1,044)	142,480
Balances - Beginning	<u>981,262</u>	<u>(83,431)</u>	<u>22,648</u>	<u>-</u>
Balances - Ending	<u>\$ 1,612,898</u>	<u>\$ (109,633)</u>	<u>\$ 21,604</u>	<u>\$ 142,480</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating income (loss)	\$ 990,770	\$ (42,362)	\$ (74,342)	\$ 136,660
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation	3,872	-	-	-
Decrease (increase) in:				
Accounts receivable - tenants, net	-	-	-	-
Accounts receivable - operating reimbursements	75,573	29,147	-	-
Accounts receivable - other	-	-	-	-
Prepaid cost	(16,566)	-	-	-
Pension adjustments - deferred outflows of resources	(260,454)	(47,690)	(7,201)	(478)
OPEB adjustments - deferred outflows of resources	(126,421)	(25,856)	(11,311)	(797)
Increase (decrease) in:				
Accounts payable	(11,517)	-	(478)	-
Prepaid tenant rent	-	-	-	-
Accrued salaries and benefits	4,069	1,291	1,489	135
Escrow accounts payable	-	-	-	-
Compensated absences payable	57,151	13,505	6,255	446
Net pension liability	202,196	39,489	6,180	285
Net OPEB liability	452,238	53,986	16,265	1,047
Pension adjustments - deferred inflows of resources	67,261	10,328	3,864	264
OPEB adjustments - deferred inflows of resources	25,657	1,725	82	(3)
Net Cash Provided (Used) by Operating Activities	<u>\$ 1,463,829</u>	<u>\$ 33,563</u>	<u>\$ (59,197)</u>	<u>\$ 137,559</u>

Voucher Fund	HCV CARES Funding	Mainstream CARES Funding	Program Benefits	Totals	
				2021	2020
\$ 93,631	\$ -	\$ -	\$ -	\$ 235,319	\$ 75,841
10,866,848	512,100	1,558	-	13,095,470	11,505,008
(10,901,373)	(9,241)	-	-	(11,389,708)	(10,540,619)
-	(502,859)	-	(815,781)	(1,120,444)	(757,452)
59,106	-	1,558	(815,781)	820,637	282,778
358,758	-	-	815,781	1,237,613	-
-	-	-	-	(1,251,315)	(13,923)
(358,758)	-	-	-	(358,758)	-
-	-	-	-	358,758	-
-	-	-	815,781	(13,702)	(13,923)
31	-	-	-	630	589
31	-	-	-	630	589
59,137	-	1,558	-	807,565	269,444
241,441	-	-	-	1,161,920	892,476
<u>\$ 300,578</u>	<u>\$ -</u>	<u>\$ 1,558</u>	<u>\$ -</u>	<u>\$ 1,969,485</u>	<u>\$ 1,161,920</u>
\$ 130,411	\$ -	\$ 1,558	\$ -	\$ 1,142,695	\$ 317,090
-	-	-	-	3,872	3,872
(172)	-	-	-	(172)	2,622
(4,855)	-	-	-	99,865	(114,624)
-	-	-	-	-	42,535
-	-	-	-	(16,566)	(14,596)
-	-	-	104,833	(210,990)	37,072
-	-	-	25,965	(138,420)	(23,978)
(25,100)	-	-	-	(37,095)	223
(4,374)	-	-	-	(4,374)	316
-	-	-	-	6,984	6,208
(36,804)	-	-	-	(36,804)	19,619
-	-	-	(67,195)	10,162	20,264
-	-	-	(473,598)	(225,448)	(29,813)
-	-	-	(341,776)	181,760	(789)
-	-	-	(35,971)	45,746	22,242
-	-	-	(28,039)	(578)	(5,485)
<u>\$ 59,106</u>	<u>\$ -</u>	<u>\$ 1,558</u>	<u>\$ (815,781)</u>	<u>\$ 820,637</u>	<u>\$ 282,778</u>

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Combining Schedules – State/Local

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
State/Local
March 31, 2021
(With comparative totals for 2020)

	Office of Migrant Services	Teesdale	Neighborhood Stabilization Program	Program Benefits
ASSETS				
Current Assets:				
Cash and investments	\$ (45,764)	\$ 31,047	\$ 124,606	\$ -
Receivables:				
Tenants, net	310	-	7,460	-
Operating reimbursements	221,075	-	90,239	-
Prepaid cost	-	223	777	-
Total Current Assets	<u>175,621</u>	<u>31,270</u>	<u>223,082</u>	<u>-</u>
Noncurrent Assets:				
Restricted cash and investments	-	1,414	11,200	-
Nondepreciable assets	-	45,317	714,689	-
Depreciable assets, net	-	197,109	1,946,228	-
Total Noncurrent Assets	<u>-</u>	<u>243,840</u>	<u>2,672,117</u>	<u>-</u>
Total Assets	<u>175,621</u>	<u>275,110</u>	<u>2,895,199</u>	<u>-</u>
DEFERRED OUTFLOWS OF RESOURCES				
Deferred pension adjustments	49,954	8,517	83,916	-
Deferred OPEB adjustments	46,093	2,760	22,125	-
Total Deferred Outflows of Resources	<u>96,047</u>	<u>11,277</u>	<u>106,041</u>	<u>-</u>
LIABILITIES				
Current Liabilities:				
Accounts payable	6,879	1,438	10,597	-
Prepaid tenant rent	4	3	1,188	-
Accrued salaries and benefits	6,727	407	3,129	-
Security deposits payable	-	1,414	11,200	-
Retention payable	6,843	86	650	-
Compensated absences payable	14,051	851	6,533	-
Total Current Liabilities	<u>34,504</u>	<u>4,199</u>	<u>33,297</u>	<u>-</u>
Noncurrent Liabilities:				
Compensated absences - net of current portion	8,086	490	3,759	-
Net pension liability	132,403	7,436	74,309	-
Net OPEB liability	137,330	7,896	73,048	-
Total Noncurrent Liabilities	<u>277,819</u>	<u>15,822</u>	<u>151,116</u>	<u>-</u>
Total Liabilities	<u>312,323</u>	<u>20,021</u>	<u>184,413</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred pension adjustments	22,071	1,292	11,230	-
Deferred OPEB adjustments	6,833	379	3,931	-
Total Deferred Inflows of Resources	<u>28,904</u>	<u>1,671</u>	<u>15,161</u>	<u>-</u>

Totals	
2021	2020
\$ 109,889	\$ 300,558
7,770	15,571
311,314	183,005
1,000	18,923
<u>429,973</u>	<u>518,057</u>
12,614	12,004
760,006	771,999
<u>2,143,337</u>	<u>2,223,852</u>
<u>2,915,957</u>	<u>3,007,855</u>
<u>3,345,930</u>	<u>3,525,912</u>
142,387	42,614
70,978	10,735
<u>213,365</u>	<u>53,349</u>
18,914	157,319
1,195	1,244
10,263	6,352
12,614	12,004
7,579	6,843
21,435	10,558
<u>72,000</u>	<u>194,320</u>
12,335	11,019
214,148	192,517
218,274	141,309
<u>444,757</u>	<u>344,845</u>
<u>516,757</u>	<u>539,165</u>
34,593	14,622
11,143	11,593
<u>45,736</u>	<u>26,215</u>

REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
State/Local
March 31, 2021
(With comparative totals for 2020)

	<u>Office of Migrant Services</u>	<u>Teesdale</u>	<u>Neighborhood Stabilization Program</u>	<u>Program Benefits</u>
NET POSITION				
Net investment in capital assets	-	242,426	2,660,917	-
Restricted	(54,604)	22,269	140,749	-
Unrestricted	(14,955)	-	-	-
Total Net Position	<u>\$ (69,559)</u>	<u>\$ 264,695</u>	<u>\$ 2,801,666</u>	<u>\$ -</u>

Totals

<u>2021</u>	<u>2020</u>
2,903,343	2,995,851
108,414	482,476
(14,955)	(464,446)
<u>\$ 2,996,802</u>	<u>\$ 3,013,881</u>

Continued (Page 2 of 2)

REGIONAL HOUSING AUTHORITY
Combining Schedule of Revenues, Expenses and Changes in Net Position
State/Local
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	Office of Migrant Services	Teesdale	Neighborhood Stabilization Program	Program Benefits
OPERATING REVENUES				
Dwelling rents	\$ (759)	\$ 39,441	\$ 218,154	\$ -
Other tenant revenue	1,432	430	11,765	-
Other revenue	(319)	30	223	-
Total Operating Revenues	<u>354</u>	<u>39,901</u>	<u>230,142</u>	<u>-</u>
OPERATING EXPENSES				
Administrative	153,489	13,008	82,055	-
Tenant services	-	1	6	-
Utilities	113,782	10,534	33,182	-
Maintenance	126,934	10,820	108,091	-
Insurance premiums	11,361	491	7,210	-
Other general expenses	595	304	19,868	-
Depreciation	-	11,249	91,130	-
Total Operating Expenses	<u>406,161</u>	<u>46,407</u>	<u>341,542</u>	<u>-</u>
Operating Income (Loss)	<u>(405,807)</u>	<u>(6,506)</u>	<u>(111,400)</u>	<u>-</u>
NON-OPERATING REVENUES (EXPENSES)				
Intergovernmental revenue	522,714	-	-	-
Gain (loss) on disposal of capital assets	-	-	-	-
Interest income	(2)	16	124	-
Total Non-Operating Revenue (Expenses)	<u>522,712</u>	<u>16</u>	<u>124</u>	<u>-</u>
Income (Loss) Before Transfers	116,905	(6,490)	(111,276)	-
Transfers	(203,828)	(12,885)	(127,774)	328,269
Change in Net Position	(86,923)	(19,375)	(239,050)	328,269
Total Net Position - Beginning	17,364	284,070	3,040,716	(328,269)
Total Net Position - Ending	<u>\$ (69,559)</u>	<u>\$ 264,695</u>	<u>\$ 2,801,666</u>	<u>\$ -</u>

Totals	
2021	2020
\$ 256,836	\$ 252,282
13,627	18,967
(66)	53
270,397	271,302
248,552	132,021
7	-
157,498	143,884
245,845	217,199
19,062	18,989
20,767	668,374
102,379	100,999
794,110	1,281,466
(523,713)	(1,010,164)
522,714	890,310
-	(80,071)
138	800
522,852	811,039
(861)	(199,125)
(16,218)	(1,313)
(17,079)	(200,438)
3,013,881	3,214,319
\$ 2,996,802	\$ 3,013,881

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
State/Local
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	Office of Migrant Services	Teesdale	Neighborhood Stabilization Program	Program Benefits
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	\$ 368	\$ 39,912	\$ 238,478	\$ -
Payments to suppliers	(310,744)	(19,400)	(127,138)	-
Payments to employees	(2,302)	(7,401)	(42,018)	(328,269)
Net Cash Provided (Used) by Operating Activities	<u>(312,678)</u>	<u>13,111</u>	<u>69,322</u>	<u>(328,269)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Intergovernmental revenues received	394,406	-	-	-
Transfers from other funds	-	-	-	328,269
Transfers to other funds	(203,828)	(12,885)	(127,774)	-
Interfund loans repayments made	-	-	-	-
Interfund loans repayments received	-	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	<u>190,578</u>	<u>(12,885)</u>	<u>(127,774)</u>	<u>328,269</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition of capital assets	-	(6,194)	(3,677)	-
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>-</u>	<u>(6,194)</u>	<u>(3,677)</u>	<u>-</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest income	(2)	16	124	-
Net Cash Provided (Used) by Investing Activities	<u>(2)</u>	<u>16</u>	<u>124</u>	<u>-</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(122,102)	(5,952)	(62,005)	-
Balances - Beginning	76,338	38,413	197,811	-
Balances - Ending	<u>\$ (45,764)</u>	<u>\$ 32,461</u>	<u>\$ 135,806</u>	<u>\$ -</u>

<u>Totals</u>	
<u>2021</u>	<u>2020</u>
\$ 278,758	\$ 312,678
(457,282)	(1,030,690)
<u>(379,990)</u>	<u>(271,718)</u>
<u>(558,514)</u>	<u>(989,730)</u>
394,406	890,310
328,269	-
(344,487)	(1,313)
-	(16,353)
<u>-</u>	<u>453,267</u>
<u>378,188</u>	<u>1,325,911</u>
<u>(9,871)</u>	<u>(36,381)</u>
<u>(9,871)</u>	<u>(36,381)</u>
<u>138</u>	<u>799</u>
<u>138</u>	<u>799</u>
(190,059)	300,599
<u>312,562</u>	<u>11,963</u>
<u>\$ 122,503</u>	<u>\$ 312,562</u>

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
State/Local
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	<u>Office of Migrant Services</u>	<u>Teesdale</u>	<u>Neighborhood Stabilization Program</u>	<u>Program Benefits</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating income (loss)	\$ (405,807)	\$ (6,506)	\$ (111,400)	\$ -
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation	-	11,249	91,130	-
Decrease (increase) in:				
Accounts receivable - tenants, net	-	-	7,801	-
Accounts receivable - operating reimbursements	-	-	(1)	-
Prepaid cost	11,361	251	6,311	-
Pension adjustments - deferred outflows of resources	(49,954)	(8,517)	(83,916)	42,614
OPEB adjustments - deferred outflows of resources	(46,093)	(2,760)	(22,125)	10,735
Increase (decrease) in:				
Accounts payable	(144,796)	681	5,710	-
Prepaid tenant rent	14	1	(64)	-
Accrued salaries and benefits	1,823	272	1,816	-
Security deposits payable	-	10	600	-
Retention payable	-	86	650	-
Compensated absences payable	22,137	1,341	10,292	(21,577)
Net pension liability	132,403	7,436	74,309	(192,517)
Net OPEB liability	137,330	7,896	73,048	(141,309)
Pension adjustments - deferred inflows of resources	22,071	1,292	11,230	(14,622)
OPEB adjustments - deferred inflows of resources	6,833	379	3,931	(11,593)
Net Cash Provided (Used) by Operating Activities	<u>\$ (312,678)</u>	<u>\$ 13,111</u>	<u>\$ 69,322</u>	<u>\$ (328,269)</u>

<u>Totals</u>	
<u>2021</u>	<u>2020</u>
\$ (523,713)	\$(1,010,164)
102,379	100,999
7,801	(14,779)
(1)	54,986
17,923	(18,923)
(99,773)	25,034
(60,243)	(9,787)
(138,405)	(41,855)
(49)	994
3,911	(324)
610	175
736	-
12,193	(10,225)
21,631	(47,515)
76,965	(22,030)
19,971	8,076
(450)	(4,392)
<u>\$ (558,514)</u>	<u>\$ (989,730)</u>

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Combining Schedules – Building Better Partnerships

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
Building Better Partnerships
March 31, 2021
(With comparative totals for 2020)

	<u>Healthy Housing, LLC</u>	<u>Building Better Partnerships</u>	<u>Heather Glenn</u>	<u>Program Benefits</u>
ASSETS				
Current Assets:				
Cash and investments	\$ (720)	\$ 65	\$ 50,129	\$ -
Receivables:				
Tenants, net	-	-	-	-
Other	-	-	-	-
Prepaid cost	-	-	260	-
Investment in partnership	-	(355)	-	-
Total Current Assets	<u>(720)</u>	<u>(290)</u>	<u>50,389</u>	<u>-</u>
Noncurrent Assets:				
Restricted cash and investments	-	-	2,250	-
Nondepreciable assets	-	-	46,200	-
Depreciable assets, net	-	-	248,453	-
Total Noncurrent Assets	<u>-</u>	<u>-</u>	<u>296,903</u>	<u>-</u>
Total Assets	<u>(720)</u>	<u>(290)</u>	<u>347,292</u>	<u>-</u>
DEFERRED OUTFLOWS OF RESOURCES				
Deferred pension adjustments	-	-	3,963	-
Deferred OPEB adjustments	-	-	3,432	-
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>7,395</u>	<u>-</u>
LIABILITIES				
Current Liabilities:				
Accounts payable	-	-	1,117	-
Prepaid tenant rent	-	-	616	-
Accrued salaries and benefits	-	-	489	-
Security deposits payable	-	-	2,250	-
Retention payable	-	-	100	-
Unearned revenue	-	-	19,930	-
Compensated absences payable	-	-	1,021	-
Total Current Liabilities	<u>-</u>	<u>-</u>	<u>25,523</u>	<u>-</u>
Noncurrent Liabilities:				
Compensated absences - net of current portion	-	-	588	-
Net pension liability	-	-	11,123	-
Net OPEB liability	-	-	11,064	-
Total Noncurrent Liabilities	<u>-</u>	<u>-</u>	<u>22,775</u>	<u>-</u>
Total Liabilities	<u>-</u>	<u>-</u>	<u>48,298</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred pension adjustments	-	-	1,718	-
Deferred OPEB adjustments	-	-	586	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>2,304</u>	<u>-</u>

Totals

<u>2021</u>	<u>2020</u>
\$ 49,474	\$ 27,485
-	2,760
-	13,461
260	149
<u>(355)</u>	<u>(349)</u>
<u>49,379</u>	<u>43,506</u>
2,250	2,250
46,200	46,200
<u>248,453</u>	<u>259,747</u>
<u>296,903</u>	<u>308,197</u>
<u>346,282</u>	<u>351,703</u>
3,963	2,234
<u>3,432</u>	<u>553</u>
<u>7,395</u>	<u>2,787</u>
1,117	859
616	1,125
489	567
2,250	2,250
100	-
19,930	-
<u>1,021</u>	<u>631</u>
<u>25,523</u>	<u>5,432</u>
588	652
11,123	10,093
<u>11,064</u>	<u>7,284</u>
<u>22,775</u>	<u>18,029</u>
<u>48,298</u>	<u>23,461</u>
1,718	767
<u>586</u>	<u>598</u>
<u>2,304</u>	<u>1,365</u>

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REGIONAL HOUSING AUTHORITY
Combining Schedule of Net Position
Building Better Partnerships
March 31, 2021
(With comparative totals for 2020)

	<u>Healthy Housing, LLC</u>	<u>Building Better Partnerships</u>	<u>Heather Glenn</u>	<u>Program Benefits</u>
NET POSITION				
Net investment in capital assets	-	-	294,653	-
Unrestricted	(720)	(290)	9,432	-
Total Net Position	<u>\$ (720)</u>	<u>\$ (290)</u>	<u>\$ 304,085</u>	<u>\$ -</u>

Totals	
2021	2020
294,653	305,947
8,422	23,717
<u>\$ 303,075</u>	<u>\$ 329,664</u>

REGIONAL HOUSING AUTHORITY
Combining Schedule of Revenues, Expenses and Changes in Net Position
Building Better Partnerships
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	Healthy Housing, LLC	Building Better Partnerships	Heather Glenn	Program Benefits
OPERATING REVENUES				
Dwelling rents	\$ -	\$ -	\$ 34,648	\$ -
Other tenant revenue	-	-	(626)	-
Other revenue	-	-	32	-
Total Operating Revenues	<u>-</u>	<u>-</u>	<u>34,054</u>	<u>-</u>
OPERATING EXPENSES				
Administrative	820	35	12,715	-
Utilities	-	-	18,766	-
Maintenance	-	-	13,628	-
Insurance premiums	-	-	1,456	-
Other general expenses	-	-	134	-
Depreciation	-	-	11,293	-
Total Operating Expenses	<u>820</u>	<u>35</u>	<u>57,992</u>	<u>-</u>
Operating Income (Loss)	<u>(820)</u>	<u>(35)</u>	<u>(23,938)</u>	<u>-</u>
NON-OPERATING REVENUES (EXPENSES)				
Intergovernmental revenues	-	-	766	-
Partnership revenue (expense)	-	(6)	-	-
Total Non-Operating Revenue (Expenses)	<u>-</u>	<u>(6)</u>	<u>766</u>	<u>-</u>
Income (Loss) Before Transfers	<u>(820)</u>	<u>(41)</u>	<u>(23,172)</u>	<u>-</u>
Transfers	-	-	(19,794)	17,238
Change in Net Position	<u>(820)</u>	<u>(41)</u>	<u>(42,966)</u>	<u>17,238</u>
Total Net Position - Beginning	<u>100</u>	<u>(249)</u>	<u>347,051</u>	<u>(17,238)</u>
Total Net Position - Ending	<u>\$ (720)</u>	<u>\$ (290)</u>	<u>\$ 304,085</u>	<u>\$ -</u>

Totals

<u>2021</u>	<u>2020</u>
\$ 34,648	\$ 40,670
(626)	1,014
32	1,064
34,054	42,748
13,570	9,910
18,766	17,237
13,628	11,150
1,456	1,217
134	909
11,293	11,293
58,847	51,716
(24,793)	(8,968)
766	11,174
(6)	(7)
760	11,167
(24,033)	2,199
(2,556)	(307)
(26,589)	1,892
329,664	327,772
\$ 303,075	\$ 329,664

REGIONAL HOUSING AUTHORITY
Combining Schedule of Cash Flows
Building Better Partnerships
For the Year Ended March 31, 2021
(With comparative totals for 2020)

	Healthy Housing, LLC	Building Better Partnerships	Heather Glenn	Program Benefits
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	\$ -	\$ -	\$ 49,766	\$ -
Payments to suppliers	(820)	(35)	(30,160)	-
Payments to employees	-	-	2,335	(17,238)
Net Cash Provided (Used) by Operating Activities	<u>(820)</u>	<u>(35)</u>	<u>21,941</u>	<u>(17,238)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Intergovernmental revenues received	-	-	20,696	-
Transfers from other funds	-	-	-	17,238
Transfers to other funds	-	-	(19,794)	-
Interfund loans repaid	-	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	<u>-</u>	<u>-</u>	<u>902</u>	<u>17,238</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest income	-	-	1	-
Net Cash Provided (Used) by Investing Activities	<u>-</u>	<u>-</u>	<u>1</u>	<u>-</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(820)	(35)	22,844	-
Balances - Beginning	100	100	29,535	-
Balances - Ending	<u>\$ (720)</u>	<u>\$ 65</u>	<u>\$ 52,379</u>	<u>\$ -</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating income (loss)	\$ (820)	\$ (35)	\$ (23,938)	\$ -
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation	-	-	11,293	-
Decrease (increase) in:				
Accounts receivable - tenants, net	-	-	2,760	-
Accounts receivable - other	-	-	13,461	-
Prepaid cost	-	-	(111)	-
Pension adjustments - deferred outflows of resources	-	-	(3,963)	2,234
OPEB adjustments - deferred outflows of resources	-	-	(3,432)	553
Increase (decrease) in:				
Accounts payable	-	-	258	-
Prepaid tenant rent	-	-	(509)	-
Accrued salaries and benefits	-	-	(78)	-
Security deposits payable	-	-	-	-
Retention payable	-	-	100	-
Compensated absences payable	-	-	1,609	(1,283)
Net pension liability	-	-	11,123	(10,093)
Net OPEB liability	-	-	11,064	(7,284)
Pension adjustments - deferred inflows of resources	-	-	1,718	(767)
OPEB adjustments - deferred inflows of resources	-	-	586	(598)
Net Cash Provided (Used) by Operating Activities	<u>\$ (820)</u>	<u>\$ (35)</u>	<u>\$ 21,941</u>	<u>\$ (17,238)</u>

Totals

<u>2021</u>	<u>2020</u>
\$ 49,766	\$ 29,675
(31,015)	(13,186)
<u>(14,903)</u>	<u>(28,963)</u>
3,848	(12,474)
20,696	11,174
17,238	-
(19,794)	(307)
<u>-</u>	<u>28,842</u>
18,140	39,709
1	-
1	-
21,989	27,235
<u>29,735</u>	<u>2,500</u>
<u>\$ 51,724</u>	<u>\$ 29,735</u>
\$ (24,793)	\$ (8,968)
11,293	11,293
2,760	(2,760)
13,461	(11,174)
(111)	(149)
(1,729)	1,090
(2,879)	(506)
258	395
(509)	1,111
(78)	234
-	(250)
100	-
326	(612)
1,030	(1,697)
3,780	(739)
951	445
<u>(12)</u>	<u>(187)</u>
<u>\$ 3,848</u>	<u>\$ (12,474)</u>

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