PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 PHA Information

PHA Name: Regional Housing Authority of Sutter and Nevada Counties PHA Code: CA048

PHA Type: ☐ Small ☐ High Performing ☑ Standard ☐ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): 04/2016

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 173 Number of HCV units: 1630

3.0 Submission Type

☐ 5-Year and Annual Plan ☑ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:

N/A Annual Plan Update

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

N/A Annual Plan Update

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

None

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

1455 Butte House Road, Yuba City, CA 95993 and online at www.rhasnc.org

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing.

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

8.3 Capital Fund Financing Program (CFFP).

☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0	**Housing Needs**. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Attached Page 34
9.1	**Strategy for Addressing Housing Needs**. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.** See Attached Page 34
10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. See Attached Page 37 (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See Attached Page 38

11.0	**Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2014
Regional Housing Authority of Sutter and Nevada Counties	Capital Fund Program Grant No: CA30P048501-14 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2014

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	$228,755.00		$228,755.00	$228,755.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/31/2011

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☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☒ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	228,755.00		$228,755.00	$228,755.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: Gustavo Becerra **Date: 01/05/2016**

Signature of Public Housing Director **Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part I: Summary

PHA Name/Number: **Regional HA of Sutter & Nevada Counties (CA048)**		Locality (City/County & State): **Yuba City, CA**			Original 5-Year Plan – Revision No. **2**	
A.		Work Statement – Year 1 **FFY: 2016**	Work Statement – Year 2 **FFY: 2017**	Work Statement – Year 3 **FFY: 2018**	Work Statement – Year 4 **FFY: 2019**	Work Statement – Year 5 **FFY: 2020**
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		$253,881 est	$253,881 est	$253,881 est	$253,881 est
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		$253,881 est	$253,881 est	$253,881 est	$253,881 est
L.	Total Non-CFP Funds					
M.	Grand Total		$253,881 est	$253,881 est	$253,881 est	$253,881 est

Regional Housing Authority of Sutter and Nevada Counties
1455 Butte House Road, Yuba City, CA 95993
Phone: (530) 671-0220, Toll Free: (888) 671-0220
TTY: (866) 735-2929, Fax: (530) 673-0775
Website: www.rhasnc.org

2016 ANNUAL UPDATE

Submitted 1/2016

SECTION 5.0 THROUGH 10.0

TABLE OF CONTENTS

6.0 PHA Plan Update

1. Eligibility, Selection and Admissions Policies
2. Financial Resources
3. Rent Determination Policies
4. Operations and Management Policies
5. Grievance Procedures
6. Designated Housing for Elderly and Disabled Families
7. Community Service and Self-Sufficiency
8. Safety and Crime Prevention
9. Pets
10. Civil Rights Certifications
11. Fiscal Year Audit
12. Asset Management
13. Violence Against Women Act

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development
(b) Demolition and/or Disposition
(c) Conversion of Public Housing
(d) Homeownership
(e) Project-based Vouchers

8.0 Capital Improvements

9.0 Housing Needs

9.1 Strategies for Addressing Needs

10.0 Other Information

(a) Progress in Meeting Goals and Objectives
(b) Substantial Deviation and Significant Amendment
(c) Memorandum of Agreement

6.0 PHA Plan Update

(a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

No revisions since last update

(b) Identify where the 5-Year and Annual Plan may be obtained by the public.

The plan is available at 1455 Butte House Rd, Yuba City, CA 95993, 2750 Date Street, Live Oak, CA, 655 Joann Way, Yuba City, CA, 420 Miles Ave, Yuba City, CA or online at www.rhasnc.org

PHA Plan Elements (24 CFR 903.7)

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.

Selection and Admissions Policies

RHASNC's policies regarding eligibility, selection and admission including waiting list preferences are located in the Admissions and Continued Occupancy Policy (ACOP) for Public Housing and the Administrative Plan (Admin Plan) for the Housing Choice Voucher program. Included in this plan are some of the factors used in determining eligibility. Complete information is available in the aforementioned plans at RHASNC's main office or online at www.rhasnc.org .

RHASNC verifies eligibility for admission when applicants are within 60 days of being offered a unit or voucher. Only eligible applicants will be allowed to participate in RHASNC's programs. The following lists some of the non-income screening factors which apply to both Public Housing and the Housing Choice Voucher Program.

- Qualification as a family. The definition of family includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status.

1. A single person, who may be an elderly person, disabled person, near elderly person, or any other single person; or

2. A group of persons residing together. Such group includes, but is not limited to:

(i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);

(ii) An elderly family, a near-elderly family;

(iii) A disabled family;

(iv) A displaced family;

(v) And the remaining member of a tenant family.

In addition, for categorizing family as defined above, the terms disabled family, elderly family and near-elderly family are [24 CFR 5.403]:

Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.

Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.

Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.

Discrimination on the basis of familial status is prohibited, and a group of persons may not be denied on the basis that they are not related by blood or marriage.

RHASNC will provide equal access to all regardless of sexual orientation, gender identity or marital status.

- Applicant household must contain at least one member who is either a citizen or eligible non-citizen
- Applicant household members with debts owed the RHASNC or any other PHA will be required to pay the balance owed prior to admission.
- Each applicant household member will undergo a background check. If such checks indicate arrest records for certain criminal activity, or drug related activity the application will be denied.
- Applicants convicted of manufacturing or producing methamphetamines on the premises of any assisted housing program will be denied.

- Applicants subject to a lifetime sex offender registration requirement will be denied.

Programmatic Selection and Admissions Policies

PUBLIC HOUSING

It is RHASNC's policy that each applicant shall be assigned an appropriate place on the site based wait list for the developments in which the applicant wishes to reside. Interested person may apply for admission to public housing at the RHASNC's main office. Applications are also available online at rhasnc.org.

Applicants will be listed in sequence based upon the waiting list preferences, then by date and time. One point is allowed for each of the following preferences:

1 point	Involuntary Displacement
1 point	Victim of Domestic Violence within the previous 6 months
1 point	Residency Preference-Allowed for applicants who live and/or work in Sutter, Nevada, Colusa County (and Yuba County effective 1/1/2014).
1point	Member of the household is a service person or a veteran
1 point	Homeless (as verified by a professional or social service agency)
1point	Participant in Salvation Army, Cold Weather Shelter Program, Salvation Army Transitional Housing Program or Casa De Esperanza's Transitional Housing Program or any other transitional housing program.

It should be noted that waiting lists Public Housing waiting lists will not be opened soley for households qualifying for a residency preference.

In addition to the screening factors listed above, all Public Housing applicant household members will also undergo a credit check. Applicants with poor rental history or recent evictions will be denied. Applicant household members whose credit report indicates a debt owed to a utility company will be required to provide proof that the debt has been paid prior to admission.

RHASNC will not house over income families in public housing. Participant families whose incomes exceed the income limit after admission to the program will be given the appropriate amount of time to transition into the community.

HOUSING CHOICE VOUCHER

RHASNC will advertise the opening and closing of the waitlist. RHASNC uses separate waiting lists for each jurisdiction. Except for HUD approved special admissions applicants will be selected from the waiting list in accordance with the policies, preferences and income targeting requirements defined in the Administrative Plan.

A preference does not guarantee admission to the program. Preferences are used to establish the order of placement on the waiting list. One point is allowed for each of the following preferences:

1 point	Involuntary Displacement
1 point	Victim of Domestic Violence within the previous 6 months
1 point	Residency Preference-Allowed for applicants who live and/or work in Sutter, Nevada, Colusa County (and Yuba County effective 1/1/2014). For applications received prior to 1/1/2015 the residency preference is valid for any qualifying applicant for any jurisdiction. For applications received after 12/31/2014, residency preference will be valid for the jurisdiction of the application. For example, to receive residency preference for on the Colusa County waiting list, the applicant must live or work in Colusa County.
1point	Member of the household is a service person or a veteran
1 point	Homeless (as verified by a professional or social service agency)
1point	Participant in Salvation Army, Cold Weather Shelter Program, Salvation Army Transitional Housing Program or Casa De Esperanza's Transitional Housing Program or any other transitional housing program.

If more than one applicant qualifies for the same number of preferences, a random lottery will be used to select from the waiting list. An applicant must verify that they qualify for the preferences claimed at the time of application.

Deconcentration Wait List Procedures

RHASNC's admission policy is designed to provide for the deconcentration of poverty and income mixing by bringing in higher income residents into lower income developments and lower income residents into higher income areas. Gross annual income is used for income limits at admission and for income mixing purposes. Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

2. Financial Resources

Financial Resources: Planned Sources and Uses (2015-2019)

FUNDING STREAMS								
	Public Housing			Housing Choice Voucher				
nding 'ear	Operating Subsidy	Capital Fund	Dwelling Rents	Housing Assistance Payments	Administrative Fee	Family Self-Sufficiency Coordinator	Total	Usages
: 2015	$ 469,200	$ 233,351	$ 697,478	$ 2,544,147	$ 1,237,322	$ 4,302	$ 5,181,498	Administration, Operations & Modifications
: 2016	$ 478,584	$ 238,018	$ 704,453	$ 2,595,030	$ 1,249,695	$ 4,345	$ 5,265,780	
: 2017	$ 488,156	$ 242,778	$ 711,498	$ 2,646,931	$ 1,262,192	$ 4,388	$ 5,351,554	
: 2018	$ 497,919	$ 247,633	$ 718,613	$ 2,699,869	$ 1,274,814	$ 4,432	$ 5,438,848	
: 2019	$ 507,877	$ 252,586	$ 725,799	$ 2,753,867	$ 1,287,562	$ 4,476	$ 5,527,691	
'otal	**$ 2,441,736**	**$ 1,214,365**	**$ 3,557,840**	**$ 13,239,843**	**$ 6,311,586**	**$ 21,942**	**$ 26,765,371**	

3. Rent Determination

Public Housing

Flat Rental Amount

RHASNC has established a flat rental amount for each dwelling unit in public housing in accordance with Public Law 113-76, the Fiscal Year 2014 Appropriation Act. The flat rental amount:

- Is based on the market rental value of the unit as determined by RHASNC, which is set at no less than 80% of Fair Market Rent, less the UA
- Is designed so that the rent structures do not create a disincentive for continued residency in public housing for families who are attempting to become economically self sufficient through employment or who attained a level of self sufficiency through their own efforts.

There shall be a review of the families paying flat rent not less than once every three (3) years. Family composition will be reviewed annually for all families including those paying flat rent. For a family paying flat rent there shall be no utility deduction.

Income based Rents

The monthly total tenant payment amount for a family shall be an amount based on the total family income, as verified by RHASNC that does not exceed the greatest of the following amounts:

- Thirty percent (30%) of the family's monthly adjusted income
- Ten percent (10%) of the family's gross monthly income
- The minimum TTP of fifty dollars ($50)

Switching rent determination methods because of hardship circumstances

In the case of a family that has elected to pay the flat rental amount, RHASNC shall within thirty (30) days provide for the family to pay rent in the amount determined under the income based rent, during the period for which the choice was made, upon a determination that the family is unable to pay the flat rent because of financial hardship such as:

- A situation in which the income of the family has decreased because of changed circumstances , loss or reduction of employment, death in the family, and reduction in or loss of income or other assistance

- An increases in expenses due to a change in circumstances in the family's expenses such as increased medical costs, childcare, transportation, education or similar items
- Such other situations as may be determined by RHASNC

All hardship situations will be verified once a family switches to income based rent due to financial hardship the family must wait until its next annual recertification to select the type of rent.

Annual reexamination

At the time of the annual reexamination, the family will be sent a form on which the family will indicate whether they choose flat rent or income based rent.

Housing Choice Voucher Program

HUD regulations provide the formula for calculating tenant rent payments and housing assistance. The formula is based on the Housing Choice Voucher Program's payment standards, unit size, and household income. HUD regulations require that RHASNC first determine the total tenant payment (TTP) for an assisted family. TTP is the highest of the following amounts:

30% of the family's monthly adjusted income

10% of the family's monthly gross income

A minimum rent of $50, as established by RHASNC

The amount a family pays for rent and utilities (family share) will never be less than the family's TTP, but may be greater than the TTP depending on the rent charged for the unit selected by the family.

RHASNC will determine and document on a case by case basis that the rent for the unit selected by the family is reasonable in comparison to rent for other comparable unassisted units in the market.

The data for other unassisted units may be gathered from newspapers, realtors, professional associations, inquiries of owners, market surveys and other available sources.

RHASNC subscribes to an automated database which includes data on unassisted units for use by staff in making rent reasonableness

determinations. The data is updated on an ongoing basis and purged when it is more than twenty four (24) months old.

4. Operation and Management

Public Housing Maintenance and Management policies and procedures include:

- Schedule of fees and charges
- Maintenance procedures manual
- Admissions and Continued Occupancy Policy

5. Grievance Procedures

Grievances shall be handled in accordance with RHASNC'S approved grievance procedures

PUBLIC HOUSING COMPLAINTS, GRIEVANCES AND APPEALS

It is the policy of RHASNC to ensure that all families have the benefit of all protections due to them under the law. Therefore, RHASNC has established a grievance procedure which affords all residents the opportunity to be heard when a resident disputes, within
a reasonable time, any PHA action or failure to act involving the resident's lease with RHASNC or PHA regulations which adversely affect the individual resident's rights, duties, welfare or status. Grievances shall be handled in accordance with the Authority's approved grievance procedures. The written grievance procedure is incorporated into this document by reference and is the guideline to be used for grievances and appeals.

Grievance procedures are not applicable to the following issues:

- Disputes with non-residents
- Disputes between residents not involving RHASNC
- Disputes between a live-in aide and RHASNC
- Disputes not involving RHASNC
- Certain disputes in due process states
- Class grievances

A. COMPLAINTS

It is RHASNC's intention to process all complaints/issues in a timely manner. To accomplish this, RHASNC has developed a process through which all complaints are initiated. Residents will write out complaints and the written complaint will form will be assigned to the appropriate department. The person filing the complaint is considered the complainant for purposes of

this document. The tenant will receive a copy of the form for their records and a copy will be kept at the management office at all times as documentation of the tenant's concern(s).

Complaints from families. If a family disagrees with an action or inaction of RHASNC, complaints will be referred to the housing manager/property agent. Complaints regarding repairs of the units will be reported by phone to the Management Office.

Complaints from staff. When a person reports a family is violating or has violated a Lease provision or is not complying with program rules, the complaints will be referred to the Site Manager.

Complaints from the general public. Complaints or referrals from persons in the community in regards to RHASNC or a family will be referred to the appropriate staff for processing.

B. INFORMAL REVIEW PROCEDURES FOR APPLICANTS

PREFERENCE DENIALS

When RHASNC denies a preference to an applicant, the family will be notified in writing of the specific reason(s) for the denial and offered the opportunity for to provide more information in order to verify the preference and may contact PHA staff to discuss the reasons for the denial and to dispute the PHA's decision.

ASSISTANCE DENIALS

Informal reviews are provided for applicants who are denied assistance. The exception is that when an applicant is denied assistance for citizenship or eligible immigrant status, the applicant is entitled to a formal hearing. When RHASNC determines that an applicant is ineligible for the program, the family must be notified of their ineligibility in writing. The notice must contain:

- The reason(s) they are ineligible
- The procedure for requesting a review if the applicant does not agree with the decision
- The time limit for requesting a review

When denying admission for criminal activity as shown by a criminal record, the PHA will provide the subject of the record and the applicant with a copy of the criminal record upon which the decision to deny was based.

RHASNC must provide applicants with the opportunity for an informal review of decisions denying:

- Qualification for preference
- Listing on RHASNC's waiting list
- Participation in the program

Informal reviews are not required for established policies and procedures and PHA determinations such as:

- Discretionary administrative determinations by RHASNC
- General policy issues or class grievances
- A determination of the family unit size under the subsidy standards
- Determination that unit is not in compliance with UPCS
- Determine that unit is not in accordance with HQS due to family size or Composition

PROCEDURE FOR REVIEW

A request for an informal review must be received in writing by the close of the business day, no later than ten (10) days from the date of RHASNC's notification of denial. The informal review will be held within thirty (30) days from the date the request is received.

The informal review may not be conducted by the person who made or approved the decision under review, nor a subordinate of such person. The applicant will be given the option of presenting oral or written objections to the decision. Both RHASNC and the family may present evidence and witnesses. The family may use an attorney or other representative to assist them at their own expense.

A notice of the review findings will be provided in writing to the applicant within ten (10) days after the review. It shall include the decision of the reviewer, and an explanation of the reasons for the decision.

All requests for a review, supporting documentation and a copy of the final decision will be retained in the family's file.

C. INFORMAL REVIEW PROCEDURES FOR RESIDENTS

When a resident has a complaint or issue (not related to a Termination of Assistance Notice) and has gone through the procedure of filing a *Tenant Management Communication Form* and wants further clarification or review of a particular issue, the resident may request and informal review of that issue. This review will not be offered to a resident that has received a Termination of Assistance Notice, ie: 3 Day, 14 Day or 30 Day notices. If a resident has received a Termination of Assistance Notice and they have discussed the reasons for such termination with their manager and have not reached a resolution to the issues they must go directly to a Formal Review (see section below).

REQUEST FOR INFORMAL REVIEW

In order to request an informal review, the resident needs to present their request in writing to the area PHA office. An informal review date and time will be determined within 10 working days from receipt of the informal review request and the resident will be notified in writing of the date, time and location of the review.

Both the manager of the property where the complainant resides and a designated supervisory staff will conduct the informal review.

SUMMARY OF DISCUSSION

A summary of such discussion shall be prepared within ten (10) days from the date of the informal review and one copy shall be given to the tenant and one retained in RHASNC's tenant file. The summary shall specify the names of the participants, dates of meeting, the nature of the proposed disposition of the complaint and the specific reasons therefore.

D. FORMAL HEARING PROCEDURES FOR RESIDENTS

RHASNC must provide participants with the opportunity for a formal hearing for decisions related to any of the following determinations:

1. Determination of the family's annual or adjusted income and the computation of the housing assistance payment

2. Appropriate utility allowance used from schedule

3. Family unit size determination under PHA subsidy standards

4. Determination to terminate a family's FSS contract, withholds supportive services, or proposes forfeiture of the family's escrow account.

5. Termination of assistance under a 30 Day

When a tenant is served a 30 Day Notice of Termination of Tenancy, the resident will be entitled to request a Formal Hearing. An informal review will not be held but the resident is strongly encouraged to contact their manager to try and resolve the issues listed in the Notice of Termination of Assistance prior to requesting a Formal Hearing.

RHASNC will provide the opportunity for a formal hearing before termination of assistance except when the expedited formal hearing procedures are invoked due to the nature and seriousness of the reasons that led up to the lease termination.

Formal hearings are not required for established policies and procedures and PHA determinations such as:

1. Discretionary administrative determinations by RHASNC.

2. General policy issues or class grievances.

3. Establishment of RHASNC schedule of utility allowances for families in the program.

4. A PHA determination not to approve a unit or lease

5. A PHA determination that an assisted unit is not in compliance with UPCS (PHA must provide hearing for family breach of UPCS because that is a family obligation determination)

6. PHA determination that the unit is not in accordance with UPCS because of the family size

REQUEST FOR A FORMAL HEARING

In order to request a formal hearing, the complainant must personally present a grievance in writing to the resident's housing office within ten (10) days of service of a Notice of Action or ten (10) days from receipt of a Notice of Summary of Discussion of the informal review, if one was held. The written request shall specify:

1. The reasons for the grievance
2. The action or relief sought

SELECTING THE HEARING OFFICER [966-55]

The grievance hearing shall be conducted by an impartial person or persons appointed by RHASNC, other than a person who made or approved the action under review or a subordinate of such person.

Conduct of Formal Hearing

The Formal Hearing Officer is an unbiased individual. The Formal Hearing Officer will accept relevant information from RHASNC and from the resident/resident's representative sufficient to arrive at a decision to either grant the relief sought by the tenant or allow the termination of the lease or other proposed adverse action to proceed. A written result of the hearing will be issued within ten (10) calendar days. All Formal Hearings are electronically recorded.

NOTIFICATION OF HEARING

When RHASNC receives a request for a formal hearing, a hearing shall be held within thirty (30) days from the receipt of the request for formal hearing. The notification of hearing will contain:

- The date and time of the hearing
- The location where the hearing will be held
- The family's right to bring evidence, witnesses, legal or other representation at the family's expense. The right to view any documents or evidence in the possession of the PHA upon which the PHA based the proposed action and, at the family's expense, to obtain a copy of such documents prior to the hearing. Requests for such documents or evidence must be received no later than five (5) days before the hearing date. A notice to the family that RHASNC will request a copy of any documents or evidence the family will use at the hearing. Requests for such documents or evidence must be received no later than five (5) days before the hearing date.

Formal Hearing Procedures

After a hearing date is agreed to, the family may request to reschedule only upon showing "good cause," which is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the family. If a family does not appear at a scheduled hearing and has not rescheduled the hearing in advance, the family must contact RHASNC within forty-eight (48) hours, excluding weekends and holidays. RHASNC will reschedule the hearing only if the family can show good cause for the failure to appear.

Families have the right to:

- Present written or oral objections to the RHASNC's determination
- Examine the documents in the file which are the basis for RHASNC's action, and all documents submitted to the hearing officer
- Copy any relevant documents at their expense
- Present any information or witnesses pertinent to the issue of the hearing
- Request that PHA staff be available or present at the hearing to answer questions pertinent to the case
- Be represented by legal counsel, advocate, or other designated representative at their own expense as long as RHASNC is notified.

If the family requests copies of documents relevant to the hearing, RHASNC will make the copies for the family and assess a fee according to the Charge & Fee Schedule. In no case will the family be allowed to remove the file from RHASNC's office.

In addition to other rights contained in this chapter, RHASNC and the resident have a right to:

- Present evidence and any information pertinent to the issue of the hearing
- Be notified if the family intends to be represented by legal counsel, advocate, or another party no later than 5 days in advance of the hearing
- Examine and copy any documents to be used by the family prior to the hearing
- Have its attorney present
- Have staff persons and other witnesses familiar with the case present

The formal hearing shall be conducted by the hearing officer appointed by RHASNC who is neither the person who made or approved the decision, nor a subordinate of that person. The hearing shall concern only the issues for which the family has received the opportunity for hearing. Evidence presented at the hearing may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings. No documents may be presented which have not been provided to the other party before the hearing if requested by the other party. "Documents" includes records and regulations. The hearing officer may ask the family for additional information and/or might adjourn the hearing in order to reconvene at a later date, before reaching a decision. If the family misses an appointment without good cause or deadline ordered by the hearing officer, the action of RHASNC shall take effect and another hearing will not be granted. The hearing officer will determine whether the action, inaction or decision of

RHASNC is legal in accordance with HUD regulations and this ACOP based upon the evidence and testimony provided at the hearing. Factual determinations relating to the individual circumstances of the family will be based on a preponderance of the evidence presented at the hearing. A notice of the hearing findings shall be provided in writing to RHASNC and the family within ten (10) days and shall include:

- A clear summary of the decision and reasons for the decision
- If the decision involves money owed, the amount owed and documentation of the calculation of monies owed
- Notice that the Code of Civil Procedure, Sect 1094.6 governs the time within which judicial review must be sought
- The date the decision goes into effect
- If the PHA is upheld by the hearing decision a notice of termination of subsidy will be sent effective thirty (30) days from the date of the notice

EFFECT OF DECISION

Except as provided below, the decision of the hearing officer shall be binding. The RHASNC shall take all actions, or refrain from any actions, necessary to carry out the decision within a reasonable time and promptly notifies the resident of its determination. RHASNC is not bound by hearing decisions:

- Which concern matters in which RHASNC is not required to provide an opportunity for a hearing
- Which conflict with or contradict to HUD regulations or requirements
- Which conflict with or contradict federal, state or local laws
- Which exceed the authority of the person conducting the hearing

RHASNC shall send a letter to the participant if it determines the PHA is not bound by the hearing officer's determination within ten (10) days. The letter shall include RHASNC's reasons for the decision. All requests for a hearing, supporting documentation, and a copy of the final decision will be retained in the family's file (except for hearings involving reasonable accommodations, which are kept in a separate file). If the hearing officer's decision upholds RHASNC's decision to evict the resident, RHASNC will proceed with filing an unlawful detainer.

E. HEARING AND APPEAL PROVISIONS FOR "RESTRICTIONS ON ASSISTANCE TO NONCITIZENS"

Assistance to the family may not be delayed, denied or terminated on the basis of immigration status at any time prior to the receipt of the decision on the INS appeal.

Assistance to a family may not be terminated or denied while the hearing is pending but assistance to an applicant may be delayed pending the hearing.

INS DETERMINATION OF INELIGIBILITY

If a family member claims to be an eligible immigrant and the INS SAVE system and manual search do not verify the claim, RHASNC notifies the applicant or resident within ten (10) days of their right to appeal to the INS within thirty (30) days or to request an formal hearing with RHANSC either in lieu of or subsequent to the INS appeal.

If the family appeals to the INS, they must give RHASNC a copy of the appeal and proof of mailing or RHANSC may proceed to deny or terminate. The time period to request an appeal may be extended by RHASNC for good cause. The request for a hearing must be made within ten days of receipt of the notice offering the hearing or, if an appeal was made to the within ten (10) days of receipt of that notice. After receipt of a request for a formal hearing, the hearing is conducted as described in the "Formal Hearing" section of this chapter for both applicants and participants. If the hearing officer decides that the individual is not eligible, and there are no other eligible family members RHASNC will:

- Deny the applicant family
- Defer termination if the family is a participant and qualifies for deferral
- Terminate the participant if the family does not qualify for deferral

If there are eligible members in the family, RHASNC will offer to prorate assistance or give the family the option to remove the ineligible members. All other complaints related to eligible citizen/immigrant status:

- If any family member fails to provide documentation or certification as required by the regulation, that member is treated as ineligible. If all family members fail to provide documentation, the family will be denied or terminated for failure to provide documentation.
- Participants whose termination is carried out after temporary deferral may not request a hearing since they had an opportunity for a hearing prior to the termination.

- Participants whose assistance is pro-rated (either based on their statement that some members are ineligible or due to failure to verify eligible immigration status for some members after exercising their appeal and hearing rights described above) are entitled to a hearing based on the right to a hearing regarding determinations of the resident's Total Tenant Payment (TTP).
- Families denied or terminated for fraud in connection with the non-citizens rule are entitled to a review or hearing in the same way as terminations for any other type of fraud.

F. EXPEDITED GRIEVANCE PROCEDURE

RHASNC shall exercise its right to exclude the most serious lease violations from the grievance procedures. This includes:

- Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises of other residents or employees of RHASNC; or
- Any violent or drug-related criminal activity on or off such premises; or
- Any criminal activity that resulted in felony conviction of a household member

RESIDENT'S RIGHT TO TRIAL DE NOVO AND JUDICIAL REVIEW

Nothing contained in RHASNC's grievance procedure shall constitute a waiver of the resident's right to a trial de novo or judicial review in any court action.

HOUSING CHOICE VOUCHER PROGRAM
GRIEVANCE PROCEDURE SUMMARY

I. RHASNC GRIEVANCE PROCEDURE SUMMARY:

The Regional Housing Authority of Sutter and Nevada Counties (RHASNC) Grievance Procedure is available to all applicants and participants of the Housing Choice Voucher Program (Section 8).

When the RHASNC makes a decision that has a negative impact on a family, the family is often entitled to appeal the decision. For applicants, the appeal takes the form of an informal review; for participants, or for applicants denied admission because of citizenship issues, the appeal takes the form of an informal hearing.

II. DEFINITIONS:

For the purpose of the RHASNC Grievance Procedure, the following definitions shall be applicable:

A. **Adverse Action** means a decision made by RHASNC to terminate or deny housing assistance to a family.

B. **Applicant** means someone who has applied for admission to the program, but is not yet a participant in the program.

C. **Decision** means a written determination of a Grievance prepared by the RHASNC Hearing Officer.

D. **Denial** means a refusal affecting a person's eligibility status.

E. **Dispute** means to question the validity or truth of an administrative action taken by the RHASNC.

F. **Family** means the individual who is listed as the head of household on a RHASNC housing application and/or all persons listed as residents in the Section 8 household.

G. **Grievance** means a complaint submitted by a RHASNC applicant or participant to a decision that adversely affects their eligibility or participation in the program.

H. **Grievant** means an applicant or participant who submits the request for a hearing.

I. **HUD** means the Department of Housing and Urban Development.

J. **Informal Review** or **Informal Hearing** means an informal process conducted by the Hearing Officer or designated person to review oral and documentary evidence pertinent to the facts and issues raised when a Section 8 participant appeals an adverse action which has been taken or is proposed to be taken.

K. **Participant** means a family that has been admitted to the Section 8 program and is currently assisted in the program.

III. INFORMAL REVIEWS FOR APPLICANTS:

Informal reviews are provided for program applicants. Informal reviews are intended to provide a "minimum hearing requirement "[24 CFR 982.554], and need not be as elaborate as the informal hearing requirement.

A. DECISIONS SUBJECT TO INFORMAL REVIEW:

The RHASNC must give an applicant the opportunity for an informal review of a decision denying assistance [24 CFR.982.554(a)]. Denial of assistance may include any or all of the following [24 CFR 982.552(a)(2)]:

- Denying listing on the RHASNC wait list
- Denying or withdrawing a voucher
- Refusing to enter into a HAP contract or approve a lease
- Refusing to process or provide assistance under portability procedures

B. DECISIONS NOT SUBJECT TO INFORMAL REVIEW:

Informal Reviews are not required for the following reasons [24 CFR 982.554(c)]:

- Discretionary administrative determinations by the RHASNC
- General policy issues or class grievances
- A determination of the family unit size under the RHASNC subsidy standards
- A RHASNC determination not to approve an extension or suspension of a voucher term
- A RHASNC determination not to grant approval of the tenancy
- A RHASNC determination that the unit is not in compliance with the HQS

- A RHASNC determination that the unit is not in accordance with the HQS due to family size or composition

C. NOTICE TO APPLICANT:

The RHASNC must give an applicant prompt notice of a decision denying assistance.

D. SCHEDULING AN INFORMAL REVIEW:

A request for an informal review must be made in writing and delivered to RHASNC either in person or by first class mail, by the close of the business day, no later than 10 business days from the date of the RHASNC's denial of assistance. The RHASNC must schedule and send written notice of the informal review within 10 business days of the family's request.

E. INFORMAL REVIEW PROCEDURES [24 CFR 982.554(a)]:

The informal review must be conducted by a person other than the one who made or approved the decision under review, or a subordinate of this person.

The applicant must be provided an opportunity to present written or oral objections to the decision of the RHASNC.

F. INFORMAL REVIEW DECISION [24 CFR 982.554(b)]:

The RHASNC must notify the applicant of the final decision, including a statement explaining the reason(s) for the decision. The notice must be mailed within 10 business days of the informal review, to the applicant and his or her representative, if any, along with proof of mailing.

In rendering a decision, the RHASNC will evaluate the following matters:

- Whether or not the grounds for the denial were stated factually in the Notice.
- The validity of the grounds for denial of assistance. If the grounds for denial are not specified in the regulations, then the decision to deny assistance will be overturned.
- The validity of the evidence. The RHASNC will evaluate whether the facts presented prove the grounds for denial of assistance. If the facts prove that there are grounds for denial, and the denial is required by HUD, the RHASNC will uphold the decision to deny assistance.
- If the facts prove the grounds for denial, and the denial is discretionary, the RHASNC will consider the recommendation of the person conducting the informal review in making the final decision whether to deny assistance.

If the decision to deny is overturned as a result of the informal review, processing for admission will resume.

If the family fails to appear for their informal review, the denial of admission will stand and the family will be notified.

IV. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555]:

RHASNC must offer an informal hearing for certain determinations relating to the individual circumstances of a participant family. The purpose of the informal hearing is to consider whether the RHASNC's decision related to the family's circumstances are in accordance with the law, HUD regulations, and RHASNC policies. The RHASNC will only offer participants the opportunity for an informal hearing when required to by the regulations.

The RHASNC is not permitted to terminate a family's assistance until the time allowed for the family to request an informal hearing has elapsed, and any requested hearing has been completed. Termination of assistance for a participant may include any or all of the following:

- Refusing to enter into a HAP contract or approve a lease
- Terminating housing assistance payments under an outstanding HAP contract
- Refusing to process or provide assistance under portability procedures

A. DECISIONS SUBJECT TO INFORMAL HEARING:

Circumstances for which the RHASNC must give a participant family an opportunity for an informal hearing are as follows:

- A determination of the family's annual or adjusted income, and the use of such income to compute the housing assistance payment.
- A determination of the appropriate utility allowance (if any) for tenant paid utilities from the RHASNC utility allowance schedule.
- A determination of the family unit size under the RHASNC subsidy standards.
- A determination that a certificate program family is residing in a unit with a larger number of bedrooms than appropriate for the family unit size under the RHASNC's subsidy standards, or the RHASNC determination to deny the family's request for exception from the standards.
- A determination to terminate assistance for a participant family because of the family's actions or failure to act.
- A determination to terminate assistance because the participant has been absent from the assisted unit for longer than the maximum period permitted under RHASNC policy and HUD rules.

- A determination to terminate a family's Family Self Sufficiency contract, withhold supportive services, or propose forfeiture of the family's escrow account [24 CFR 984.303(i)].

Circumstances for which an informal hearing is not required are as follows:

- Discretionary administrative determination by the RHASNC.
- General policy issues or class grievances.
- Establishment of the RHASNC schedule of utility allowances for families in the program.
- A determination not to approve an extension or suspension of a voucher term.
- A determination not to approve a unit or tenancy.
- A determination that a unit selected by the applicant is not in compliance with the HQS.
- A determination that the unit is not in accordance with HQS because of family size.
- A determination by the RHASNC to exercise or not to exercise any right or remedy against an owner under a HAP contract.

B. NOTICE TO PARTICIPANT FAMILIES [24 CFR 982.555(c)]:

When the RHASNC makes a decision that is subject to informal hearing procedures, the RHASNC must inform the family of its rights to an informal hearing at the same time that it informs the family of the decision. The notice to the family will include the following:

- The proposed action or decision of the RHASNC.
- A brief statement of the reason(s) for the decision including the regulatory reference.
- The date the proposed action will take place.
- A statement of the family's right to an explanation of the basis for the RHASNC's decision.
- A statement that if the family does not agree with the decision, the family may request an informal hearing of the decision.
- A deadline for the family to request the informal hearing.
- To whom the hearing request should be addressed.
- A copy of the RHASNC's hearing procedures.

C. SCHEDULING AN INFORMAL HEARING [24 CFR 982.555(d)]:

A request for an informal hearing must be made in writing and delivered to the RHASNC either in person or by first class mail, by the close of the business day, no later than 10 business days from the date of the RHASNC's decision or notice

to terminate assistance. The RHASNC must schedule and send written notice of the informal hearing to the family within 10 business days of the family's request.

The family may request to reschedule a hearing for good cause, or if it is needed as a reasonable accommodation for a person with disabilities. Good cause is defined as an unavoidable conflict which seriously affects the health, safety, and welfare of the family. Requests to reschedule a hearing must be made orally or in writing prior to the hearing date. At the discretion, the RHASNC may request documentation of the "good cause" prior to rescheduling the hearing.

If the family does not appear at the scheduled time and was unable to reschedule the hearing in advance due to the nature of the conflict, the family must contact the RHASNC within 24 hours of the scheduled hearing date, excluding weekends and holidays. The RHASNC will reschedule the hearing only if the family can show good cause for the failure to appear, or if it is needed as a reasonable accommodation for a person with disabilities.

D. PRE-HEARING RIGHT TO DISCOVERY [24 CFR 982.555(e)]:

Participants and the RHASNC are permitted pre-hearing discovery rights. The family must be given the opportunity to examine before the hearing any RHASNC documents that are directly relevant to the hearing. The family will be allowed to copy any documents related to the hearing at a cost of $.25 per page. The family must request discovery of RHASNC documents no later than 5:00 pm at least five (5) business days prior to the scheduled hearing date. If the RHASNC does not make the document(s) available for examination on request of the family, the RHASNC may not rely on the document(s) at the hearing.

The RHASNC must be given the opportunity to examine at the RHASNC offices before the hearing any family documents that are directly relevant to the hearing. Whenever a participant requests an informal hearing, the RHASNC will automatically mail a letter to the participant requesting a copy of all documents that the participant intends to present or utilize at the hearing. The participant must make the documents available no later than 5:00 pm at least three (3) business days prior to the scheduled hearing date.

E. PARTICIPANT'S RIGHT TO BRING COUNSEL [24 CFR 982.555(e)(3)]:

At its own expense, the family may be represented by a lawyer or other representative at the informal hearing.

F. INFORMAL HEARING OFFICER [24 CFR 982.555(e)(4)]:

Informal hearings will be conducted by a person or persons approved by the RHASNC. The RHASNC has designated the following to serve as hearing officers:

- Executive Assistant/HR Coordinator, Chief Financial Officer, Chief of Operations and Maintenance, Maintenance Supervisors, retired professionals

G. ATTENDANCE AT THE INFORMAL HEARING:

Hearings may be attended by a hearing officer and the following applicable persons:

- RHASNC representative(s) and any witnesses for the RHASNC
- The participant and any witnesses for the participant
- The participant's counsel or other representative
- Any other person approved by the RHASNC as a reasonable accommodation for a person with disability

H. CONDUCT AT HEARINGS:

The Hearing Officer is responsible to manage the order of business and to ensure that hearings are conducted in a professional and businesslike manner. Attendees are expected to comply with all hearing procedures established by the Hearing Officer and guidelines for conduct. Any person demonstrating disruptive, abusive, or otherwise inappropriate behavior will be excused from the hearing at the discretion of the Hearing Officer.

I. EVIDENCE [24 CFR 982.555(e)(5)]:

The RHASNC and the family must be given the opportunity to present evidence and question any witnesses. In general, all evidence is admissible at an informal hearing. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.

Any evidence to be considered by the Hearing Officer must be presented at the time of the hearing. There are four categories of evidence:

- **Oral Evidence** means the testimony of witnesses.
- **Documentary Evidence** means a writing which is relevant to the case, for example, a letter written to the RHASNC. Writings include all forms of recorded communication or representation, including letters, words, pictures, sounds, videotapes, or symbols or combinations' thereof.

- **Demonstrative Evidence** means evidence created specifically for the hearing and presented as an illustrative aid to assist the Hearing Officer, such as a model, a chart, or a diagram.
- **Real Evidence** means a tangible item relating directly to the case.
- **Hearsay Evidence** means evidence of a statement that was made other than by a witness while testifying at the hearing and that is offered to prove the truth of the matter. Even though evidence, including hearsay, is generally admissible, hearsay evidence alone cannot be used as the sole basis for the Hearing Officer's decision.

If either the RHASNC or family fail to comply with the discovery requirements described above, the Hearing Officer will refuse to admit such evidence.

Other than the failure of a party to comply with discovery, the Hearing Officer has the authority to overrule any objections to evidence.

J. HEARING OFFICER'S DECISION [24 CFR 982.555(e)(6)]:

The Hearing Officer must issue a decision, stating briefly the reason(s) for the decision. Factual determinations relating to the individual circumstances of the family must be based on preponderance of evidence presented at the hearing. A copy of the hearing must be furnished promptly to the family.

In rendering a decision, the Hearing Officer will consider the following matters:

- **RHASNC Notice to the Family:** The Hearing Officer will determine if the reason(s) for the RHASNC's decision are factually stated in the Notice.
- **Discovery:** The Hearing Officer will determine if the RHASNC and the family were given the opportunity to examine any relevant documents in accordance with RHASNC policy.
- **RHASNC Evidence to Support the RHASNC Decision:** The evidence consists of the facts presented. Evidence is not conclusion and is not argument. The Hearing Officer will evaluate the facts to determine if they support the RHASNC's conclusion.
- **Validity of Grounds for Termination of Assistance (when applicable):** The Hearing Officer will determine if the termination of assistance is for one of the grounds specified in the HUD regulations and the RHASNC policies. If the grounds for termination are not specified in the regulations or in compliance with the RHASNC policies, then the decision of the RHASNC will be overturned.

The Hearing Officer will issue a written decision to the family and the RHASNC no later than 10 business days after the hearing. The report will contain the following information:

- **Hearing Information:**
  Name of the participant;
  Date, time, and place of the hearing;
  Name of the Hearing Officer;
  Name of the RHASNC representative; and
  Name of family representative (if any).

- **Background:**
  A brief, impartial statement of the reason for the hearing.

- **Summary of Evidence:**
  The Hearing Officer will summarize the testimony of each witness and identify any documents that a witness produced in support of his/her testimony and that are admitted into evidence.

- **Findings of Facts:**
  The Hearing Officer will include all findings of fact, based on a preponderance of the evidence. Preponderance of the evidence is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. Preponderance of the evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

- **Conclusion:**
  The Hearing Officer will render a conclusion derived from the facts that were found to be true by a preponderance of the evidence. The conclusion will result in a determination of whether these facts uphold the RHASNC's decision.

- **Order:**
  The hearing report will include a statement of whether the RHASNC's decision is upheld or overturned. If it is overturned, the Hearing Officer will instruct the RHASNC to change the decision in accordance with the Hearing Officer's determination. In the case of termination of assistance, the Hearing Officer will instruct the RHASNC to restore the participant's program status.

K. PROCEDURES FOR REHEARING OR FURTHER HEARING

The Hearing Officer may ask the family for additional information and/or might adjourn the hearing in order to reconvene at a later date, before reaching a decision. If the family misses an appointment or deadline ordered by the

Hearing Officer, the action of the RHASNC will take effect and another hearing will not be granted.

In addition, within 10 business days after the date the Hearing Officer's report is mailed to the RHASNC and the participant, the RHASNC or the participant may request a rehearing or a further hearing. Such request must be made in writing and postmarked or hand delivered to the Hearing Officer and to the other party within the 10 business day period. The request must demonstrate cause, supported by specific reference to the Hearing Officer's report, why the request should be granted.

A rehearing or a further hearing may be requested for the purpose of rectifying any obvious mistake of law made during the hearing or any obvious injustice not known at the time of hearing.

It shall be within the sole discretion of the RHASNC to grant or deny the request for further hearing or rehearing. A further hearing may be limited to written submissions by the parties, in the manner specified by the Hearing Officer.

L. RHASNC NOTICE OF FINAL DECISION [24 CFR 982.555(f)]:

The RHASNC is not bound by the decision of the hearing officer for matters in which the RHASNC is not required to provide an opportunity for a hearing, decisions that exceed the authority of the hearing officer, decisions that conflict with or contradict HUD regulations, requirements, or are otherwise contrary to Federal, State, or local laws. If the RHASNC determines it is not bound by the Hearing Officer's decision in accordance with HUD regulations, the RHASNC must promptly notify the family of the determination and the reason for the determination.

The RHASNC will mail a "Notice of Final Decision" including the Hearing Officer's report to the participant and their representative. This notice will be sent by first-class mail, postage pre-paid with an affidavit of mailing enclosed. The participant will be mailed the original "Notice of Final Decision" and a copy of the proof of mailing. A copy of the "Notice of Final Decision" along with the original proof of mailing will be maintained in the RHASNC's file.

6. Designated Housing for Elderly and Disabled Families

Development Name, Number	Designation Type	Application Status	Date Designation Approved, submitted or planned for submission	Number of units affected
Live Oak Senior Village	Seniors	Previously Approved		50
River City Manor/Joann Way	Seniors	Previously Approved		24

7. Community Service and Self Sufficiency

RHASNC coordinates, promotes and provides programs to enhance the economic and social self sufficiency of residents.

RHASNC has a HCV and Public Housing Family Self Sufficiency Program.

RHASNC continues to seek funding for a ROSS Coordinator. RHASNC coordinates with local agencies to provide resources to families. Agencies include but are not limited to:

- Public Child Welfare Agency
- Employment Development Department
- First Steps
- Casa De Esperanza
- Hands of Hope
- Salvation Army
- Sutter-Yuba Mental Health
- Women Infants and Children's Program (WIC)
- Gleaners
- Local Transit
- Local Child Care Planning Council
- One-Stop

These agencies are invited to become a part of the Program Coordinating Committee for the family self sufficiency program. Information is exchanged formally through letters, attending meetings and informally.

8. Safety and Crime Prevention

RHASNC does not have any major crime problems at any Public Housing site. RHASNC's plan for safety and crime prevention ensures the safety of the public housing residents. The crime prevention activities conducted by RHASNC include contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities, Crime Prevention through Environmental Design, activities targeted to at-risk youth, adults, or seniors, Security Patrol, criminal background checks may be performed on existing residents on a random basis and a targeted area with reported problems. RHASNC works closely with local law enforcement. Police involvement in developments including attending resident meetings, participation in neighborhood crime prevention activities such as National Night Out adds to RHASNC's crime prevention activities.

9. Pets

RHASNC has established a pet policy for ownership of pets in elderly, disabled and family housing and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. The policy also establishes reasonable rules governing the keeping of common household pets. The pet policy is designed to protect both pet owners and non-pet owners, and to ensure the animals receive responsible care. The policy applies to all pets kept in RHASNC housing. The rules adopted are reasonably related to the legitimate interest of the PHA to provide a decent, safe and sanitary living environment for all residents, to protect and preserve the physical condition of the premises, and to protect the financial interest of the PHA.

10. Civil Rights Certification, 24 CFR 903.79 (o)

Civil rights certifications are included in the PHA Plan Certification of Compliance with the PHA Plans and Related Regulations.

The PHA certifies that it examines its programs and proposed programs to identify any impediments to fair housing choice within its programs, addresses these impediments in a reasonable fashion in view of the resources available works with the local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing, and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. Fiscal Year Audit, 24 CFR 903.79 (p)

A copy of the Fiscal Audit for the Year ended March 31, 2015 is attached to the plan.

12. Asset Management, 24 CFR 903.7 (q)

Although RHASNC is not required to participate in Asset Management, RHASNC will continue to plan for the long term operating, capital investment, rehabilitation, modernization, disposition and other needs for such inventory as well as project based vouchers and comprehensive stock assessment.

13. Violence Against Women Act (VAWA)

RHASNC works in partnership with local organizations to provide services to child and adult victims of domestic violence, dating violence, sexual assault or stalking.

RHASNC has developed VAWA practices to reduce domestic violence, dating violence, sexual assault and stalking and to prevent homelessness by:

- Protecting the safety of victims
- Creating long term housing solutions for victims
- Building collaboration among victim services providers
- Assisting RHASNC to respond appropriately to the violence while maintain a safe environment for RHASNC employees, tenants, applicants, housing choice voucher participants, program participants and members of the public.
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7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development

RHASNC does not operate any Hope VI or Mixed Finance Modernization Development, but reserves the right to pursue the use of these programs in the future.

(b) Demolition and Disposition

RHASNC will not pursue any demolition activities of Public Housing properties under its ownership, bit reserves the right to pursue this option in the future.

(C) Conversion of Public Housing

RHASNC conducts analysis of its current inventory and determines how Tenant Rental Assistance will impact the feasibility and sustainability of the developments. If analysis indicates that RHASNC should move forward with a conversion, RHASNC would apply for the following developments:

Live Oak Senior Village-Date Street, Live Oak, CA
Richland Housing-Yuba City
Joann Way/River City Manor-Yuba City

(d) Homeownership

RHASNC will apply for funding for homeownership programs when such funding is available.

(e) Project based vouchers:

The PHA anticipates project basing approximately twenty (20%) percent of its current tenant based voucher stock. This would occur in the jurisdictions of Sutter, Nevada, Yuba and Colusa Counties.

Pursuant to initial guidance published by HUD regarding the Project-Based Voucher (PBV) Program in the January 16, 2001 Federal Register, Volume 66, Number 10 and subsequently determined to be advisory in the Final Rule of October 13, 2005, this addendum served to declare that the Regional Housing Authority of Sutter and Nevada Counties (RHASNC) intends to operate and continue to operate PBV Programs as authorized by HUD and in conformity with all nondiscriminatory requirements specified in the PHA Plan regulations and further declares that the RHASNC shall affirmatively further fair housing as required by these regulations.

Project-Basing of units will secure a base of affordable housing that is to be maintained as affordable for an extended period of time. Historically, less than ten percent (10%) of the available vacant units are made available to families receiving rental subsidies and low-income families are in jeopardy of being shut out of available housing due to rising rents and diminishing availability. Project-basing units will give low-income families an opportunity to secure housing in such a

restrictive market and not force them to leave the area for less appealing markets. The goals of the RHASNC PBV Program are consistent with similar goals set forth by Consolidated Plans for the City of Yuba City, City of Live Oak, County of Sutter, County of Nevada, County of Yuba and County of Colusa. Keeping the units as tenant-based will not provide any guarantee that the families will be able to find housing in the jurisdiction nor choose to keep their subsidy in the jurisdiction.

Currently 48 units are being assisted by PBV funding. It is anticipated that all future units considered for the PBV Program will be located within the limits of the City of Yuba City, City of Live Oak, County of Sutter, County of Nevada, County of Yuba and County of Colusa. RHASNC intends to fully utilize its maximum allowable allocation of units for the PBV Program as defined by twenty (20%) of its budget authority for the RHASNC's Housing Choice Voucher Program.

8.0 Capital Improvements

See HUD forms 50075.1 & 50075.2 approved by HUD on 9/15/2015

9.0 Housing Needs

RHASNC continues to work with local city and county staff to develop additional housing for low income families in the jurisdiction. The PHA maintains active wait lists for all developments.

9.1 Strategy for addressing housing needs

RHASNC's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year include the following:

Strategy 1- Increase awareness of PHA resources among families of race and ethnicities with disproportionate needs.

- Affirmatively market to races and ethnicities shown to have disproportionate housing needs

Strategy 2- Expand housing for low-income residents across Sutter, Nevada, Yuba and Colusa counties by maintaining and expanding the supply of low-income housing stock by:

- Maintaining existing properties to meet safety and livability standards and extend their useful life as far into the future as possible.
- Identify and plan for the replacement or rehabilitation of properties that have significant capital needs.
- Create a sustainable plan to address the near-term capital needs of the buildings within the existing Senior Housing Programs.
- Complete the retrofit of existing and creation of more units to make them accessible to people with disabilities.
- Explore options that may emerge from HUD to increase subsidy, pursue new financing options and sustain existing housing stock.
- Leverage affordable housing resources in the community through creation of mixed finance housing
- Pursue housing resources other than Public Housing or Section 8-Housing Choice Voucher tenant based assistance.

Strategy 3- Expand housing access and choice across the counties for low-income residents using Housing Choice Vouchers.

- Pursue opportunities to add to the RHASNC's supply of Housing Choice Vouchers. Apply for new vouchers as they become available through HUD. Pursue vouchers specifically to serve special needs populations, including but not limited to veterans, families seeking reunification, homeless populations, victims of domestic violence, disabled or other special needs populations.
- Increase access to housing areas of the community where it has traditionally been less available to low-income residents.
- Assist participants in the HCV program to overcome barriers and secure housing by expanding housing-search resources, increasing counseling and training, and pursuing other program innovations.
- Identify affordable housing opportunities in neighborhoods currently underrepresented by participants. Reach out to landlords in underserved areas and increase the involvement of these landlords in the HCV program.
- Track the use of HCV across the communities and monitor trends, and then identify additional strategies based on this information.
- Identify and reduce the barriers that low-income participants experience when they seek rental housing.

Strategy 4- Support housing participants as they strive to improve their lives and move toward success through education and employment.

- Work with community partners to improve access to early learning for participant families.
- Take an active advocacy role with local schools and colleges to meet the specific needs of low-income residents.
- Provide resources and referrals to assist participants with credit counseling, banking and other financial services.
- Link participants to social services and case managers to address both physical and mental health issues.
- Develop a single economic opportunity program, integrated across housing programs and departments, for adult housing participants.
- Promote an expectation of success among Agency tenants and voucher holders. Establish the expectation that people who are not elderly or disabled will go to school or training, and then pursue work.

- Ensure that rent policies and practices do not create disincentives for those who may be able to live in unassisted housing.
- Develop and refine systems to track participant success, including statistics such as the percentage of participants who earn income from employment and the number of residents who move to unsubsidized housing.
- Pursue partnerships to create education and job training programs tailored to the needs of participants.
- Partner with other organizations and contractors to create employment and career opportunities for residents.

Strategy 5- Provide additional supportive services and increase the supply of housing tailored to the needs of low-income seniors.

- Identify and implement programs to create a continuum of care for those aging in place in RHASNC communities.
- Explore ways to help housing participants live independently as long as possible.
- Engage partners who can provide assisted living for participants who can no longer meet their obligations as independent tenants because of issues related to aging or disability. Provide referrals and links to those partners.
- Engage partners who can bring additional subsidies to develop new senior housing. Incorporate universal design elements in all new housing to extend its capacity to house people as they age.

Strategy 6- Partner with others to create healthy, welcoming, and supportive living environments in Sutter, Nevada, Yuba and Colusa communities.

- Help participants, homeowners and nearby neighbors work together to promote safe and vibrant communities.
- Support and promote positive activities for youth in communities where RHASNC has a significant presence.
- Work with local law enforcement, community organizations and individuals to prevent crime and address public safety issues as they arise.
- Engage in ongoing community building activities to strengthen neighborhood identity and cohesion.
- Assist diverse communities as they develop strategies for multicultural community identity, leadership and problem-solving.
- Manage properties to enhance and promote participant efforts toward healthy living.
- Transition properties to become non-smoking units. Work with the Board to explore policy changes toward designing properties as tobacco smoke-free. Support smoking cessation programs for all residents who desire them.
- Manage properties to support active lifestyles. Promote pedestrian safety. Build walkable neighborhoods. Provide and support access to active recreational opportunities.
- Support local food-growing efforts and host farmers markets.

10.0 Additional information

(a) Progress in meeting mission and goals

Progress in meeting mission

The Regional Housing Authority of Sutter and Nevada Counties continues to increase the availability of safe, decent, affordable and suitable housing free from discrimination. The RHASNC has partnered with local City and County administrations to create innovative housing opportunities for low income families within the jurisdiction.

Progress in Meeting Goals

Goal: Increase the availability of decent safe and affordable housing

RHASNC has completed the new award winning Maple Park complex which provides an additional 55 units of affordable housing in Live Oak, CA and purchased a 30 unit Project Based multifamily complex in Colusa County.

The PHA has partnered with local government to create innovative housing programs to assist approximately 31 low income families.

RHASNC is finishing up construction on Maple Park Phase II, a 34 unit senior housing complex which included the use of 33Project Based Vouchers to subsidize rents.

Goal: Improve the quality of assisted housing

The PHA has used CFP funds, ARRA 1 and ARRA 2 funds to improve public housing units. The PHA will continue to explore all additional revenue sources to address continued needs.

Goal: Promote self sufficiency

RHASNC has a Family Self-Sufficiency Program for both HCV and Public Housing Participants. The FSS Coordinator will continue to provide residents with a variety of programs and support services to promote self sufficiency.

Goal: Ensure Equal Opportunity in Housing for all Americans

RHASNC continues to undertake affirmative measures to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status and disability.

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviation from the 5-Year Plan:

The definition of a "Substantial Deviation" from the 5-Year Plan is an overall change in RHASNC's Goals and Objectives.

Significant Amendment or Modification to the Annual Plan

A "Significant Amendment or Modification" is defined as a change to policies pertaining to the operation of the Authority, such as changes to rent or admissions policies or organization of the waiting list and changes to planned demo dispo projects.

(c) Memorandum of Agreement

N/A

HUD 50077

PHA CERTIFICATIONS OF COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS

PHA Certifications of Compliance with PHA Plans and Related Regulations

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

Resolution 15-1427

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-*Year and Annual* PHA Plan

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

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

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

REGIONAL HA OF SUTTER & NEVADA COUNTIES	CA048
PHA Name	PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

✓ Annual PHA Plan for Fiscal Years 2016 - 2017

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
DIANE HODGES	CHAIRPERSON, REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Signature: Diane Hodges	Date: 12-16-15

HUD 50077-CR

CIVIL RIGHTS CERTIFICATION

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

Civil Rights Certification

Annual Certification and Board Resolution

RESOLUTION 15-1428

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

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

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES	CA048
PHA Name	PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official DIANE HODGES	Title CHAIRPERSON, REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Signature Diane Hodges	Date 12-16-15

HUD 50077-SL

CERTIFICATION BY LOCAL OFFICIAL

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, DIANE HODGES the CITY COUNCIL MEMBER certify that the Five Year and Annual PHA Plan of the Regional Housing Authority of Sutter and Nevada Counties is consistent with the Consolidated Plan of Sutter, Nevada & Colusa Counties prepared pursuant to 24 CFR Part 91.

Diane Hodges 12-16-15

Signed / Dated by Appropriate State or Local Official

HUD 50070

CERTIFICATION FOR A DRUG-FREE WORKPLACE

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Regional Housing Authority of Sutter and Nevada Counties

Program/Activity Receiving Federal Grant Funding

Public Housing and Housing Choice Voucher Program (Section 8)

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

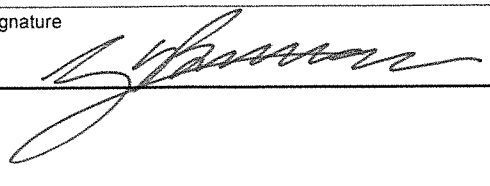
1455 Butte House Rd, Yuba City, CA 95993
655 Joann Way, Yuba City, CA 95993
2750 Date Street, Live Oak, CA 95953

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
GUSTAVO BECERRA	INTERIM EXECUTIVE DIRECTOR

Signature

X 

Date 11-10-15

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

HUD 50071

CERTIFICATION OF PAYMENTS

Certification of Payments to Influence Federal Transactions

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

Applicant Name

REGIONAL HOUSING AUTHORITY OF SUTTER & NEVADA COUNTIES

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

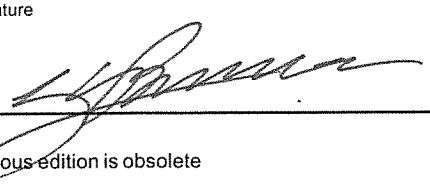
(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
GUSTAVO BECERRA	INTERIM EXECUTIVE DIRECTOR

Signature	Date (mm/dd/yyyy)
	11/9/2015

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handboooks 7417.1, 7475.13, 7485.1, & 7485.3

FORM SF-LLL

DISCLOSURE

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
[b] a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	[b] a. bid/offer/application b. initial award c. post-award	[a] a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
☐ Prime ☐ Subawardee Tier _____, *if known*: **Congressional District**, *if known*: 4c	**Congressional District**, *if known*:
6. Federal Department/Agency: Not Applicable	**7. Federal Program Name/Description:** CFDA Number, *if applicable*: _____
8. Federal Action Number, *if known*: Not Applicable	**9. Award Amount**, *if known*: $
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*):	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*): Not Applicable

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature:

Print Name: Gustavo Becerra

Title: Interim Executive Director

Telephone No.: (530) 671-0220 x 113 Date: 11/09/2015

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizationallevel below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.

10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

    (b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).

11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

REGIONAL HOUSING AUTHORITY OF SUTTER & NEVADA COUNTIES

ANNUAL PHA PLAN UPDATE

CA 048

RESIDENT ADVISORY COMMENTS

RAB COMMENTS

Comment: "I think you guys do a good job."

REGIONAL HOUSING AUTHORITY OF SUTTER & NEVADA COUNTIES

ANNUAL PHA PLAN UPDATE

CA 048

CHALLENGED ELEMENTS

CHALLENGED ELEMENTS

THERE WERE NO CHALLENGED ELEMENTS THIS YEAR

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES, CALIFORNIA

DEBT SERVICE COVERAGE RATIO CALCULATION
FOR KINGWOOD COMMONS
WITH INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED
MARCH 31, 2015

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INDEPENDENT AUDITOR'S REPORT ON DEBT SERVICE COVERAGE RATIO CALCULATION FOR KINGWOOD COMMONS

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

We have audited the financial statements of the Regional Housing Authority of Sutter and Nevada Counties as of and for the year ended March 31, 2015, and have issued our report thereon dated September 30, 2015 which contains an unqualified opinion on those financial statements. Our audit was performed for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The Debt Service Coverage Ratio Calculation for Kingwood Commons is presented for purposes of additional analysis 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 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 information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Smith & Newell CPAs
Yuba City, California
September 30, 2015

950 THARP ROAD, SUITE 502 YUBA CITY, CA 95993 TEL: (530) 673-9790 FAX: (530) 673-1305 SMITHNEW@SBCGLOBAL.NET

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Schedule of Debt Service Coverage Ratio Calculation for Kingwood Commons
For the Year Ended March 31, 2015

Net Operating Income (Kingwood Commons)	($ 227,897)
Plus Adjustments to Arrive at Income Available for Debt Service:	
Insurance	6,550
Amortization	161,374
Depreciation	151,116
Income Available for Debt Service	$ 91,143
Debt Service Requirement:	
Interest	$ 206,999
Principal	2,065
Total Debt Service Requirement	$ 209,064
Debt Service Coverage Ratio	43.60%

See Independent Auditor's Report

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES,
CALIFORNIA

FINANCIAL STATEMENTS
TOGETHER WITH
INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED
MARCH 31, 2015

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Annual Financial Report
For the Year Ended March 31, 2015

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INTRODUCTORY SECTION

- **List of Officials**

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
List of Officials
For the Year Ended March 31, 2015

Diane Hodges, Chairperson	City of Live Oak	November 2018
Brian Foss, Vice-Chairperson	County of Nevada	June 2015
Jim Whiteaker	County of Sutter	December 2018
Martha Griese	City of Yuba City	December 2017
Stan Cleveland	City of Yuba City	December 2018
Charles Epp	City of Live Oak	February 2017
Dan Miller	County of Nevada	June 2015
Suzanne Gallaty	Tenant Representative	February 2017

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FINANCIAL SECTION

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities, each major fund, and the aggregate remaining fund information of Regional Housing Authority of Sutter and Nevada Counties, Yuba City, California (Authority) as of and for the year ended March 31, 2015, 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.

950 THARP ROAD, SUITE 502 YUBA CITY, CA 95993 TEL: (530) 673-9790 FAX: (530) 673-1305 SMITHNEW@SBCGLOBAL.NET

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, each major fund, and the aggregate remaining fund information of the Authority as of March 31, 2015, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 2A to the basic financial statements, errors were detected in prior year net position. The correction of these errors resulted in the restatement of beginning net position for the year ended March 31, 2015. Our opinion is not modified with respect to this matter.

As described in Note 1O to the financial statements, in 2015, the Authority implemented Governmental Accounting Standards Board (GASB) Statement No. 70. Our opinion is not modified with respect to this matter.

Other Matters

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

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

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.

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

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated September 30, 2015 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Authority's internal control over financial reporting and compliance.

Smith & Newell CPAs
Yuba City, California
September 30, 2015

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Management's Discussion and Analysis
(Unaudited)

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MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Regional Area Housing Authority of Sutter and Nevada Counties (Housing Authority) we offer readers of the Housing Authority's financial statements this narrative overview and analysis of the financial activities of the Housing Authority for the fiscal year ended March 31, 2015. 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 $16,411,159 as of March 31, 2015, all of which was business-type activities.
- Entity-wide business-type revenues include program revenues of $17,082,060, and general revenues of $547,226 for a total of $17,629,286.
- Entity-wide Business-type expenses were $12,665,530.

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 and includes two different views of the Housing Authority's financial activities and position: (1) Government-Wide Financial Statements provide information about the activities of the Housing Authority as a whole and present a longer-term view of the Housing Authority's finances; (2) 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.

Each set of statements presents the Housing Authority's finances in a distinct way. To assist the reader in understanding the differences between them, a brief discussion of each follows, including the relationship of these statements to each other and the significant differences in the information they provide.

Government-Wide Financial Statements

The Government-Wide Financial Statements provide a broad overview of Housing Authority finances in a manner similar to private sector business. These statements present all non-fiduciary activities of the Housing Authority in the following area:

- **Business-Type Activities** - these services rely upon user fees and charges to help cover all or most of their costs. All activities of the Housing Authority are reported here.

Within the framework of these activities, a Statement of Net Position and a Statement of Activities report information about the Housing Authority as a whole. These statements include all assets and liabilities of the Housing Authority (i.e., infrastructure and long-term debt) and use the accrual basis of accounting in which all the current year's revenues and expenses are taken into account regardless of when the cash is received or paid.

The two statements can be generally described as follows:

- **The Statement of Net Position** presents information on all the Housing Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Housing Authority is improving or deteriorating.

- **The Statement of Activities** presents information showing how the Housing Authority's net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs regardless of the timing of related cash flows.

Notably, these statements differ from the Fund Financial Statements in that they exclude certain interfund receivables, payables and other interfund activity as prescribed by GASB Statement No. 34.

Fund Financial Statements

The Fund Financial Statements provide detailed information about each of the Housing Authority's most significant funds – not 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. Proprietary funds provide the same type of information as shown in the government-wide financial statements (i.e., business-type activities), only in more detail. The Housing Authority uses enterprise funds to account for all of its operations.

- **Fiduciary Funds** - the Housing Authority is the trustee, or fiduciary, for certain funds held on behalf of external parties. The Housing Authority's fiduciary activities are reported in separate Statements of Fiduciary Net Position. These activities are excluded from the Housing Authority's other financial statements because the resources of the funds are not available to support the Housing Authority's own programs. The Housing Authority is responsible for ensuring that the assets reported in these funds are used for the intended purposes.

NOTES TO BASIC FINANCIAL STATEMENTS

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

REQUIRED SUPPLEMENTARY INFORMATION

In addition to the basic financial statements and accompanying notes, this report presents the following required supplementary information: Schedule of Funding Progress.

FINANCIAL ANALYSIS OF THE GOVERNMENT-WIDE STATEMENTS

Analysis of Net Position

	Business-Type Activities		Total	
	2015	2014	Dollar Change	% Change
Assets:				
Current and other assets	$ 7,944,531	$ 8,005,050	($ 60,519)	(0.76)
Capital assets	29,849,301	23,523,876	6,325,425	26.89
Total Assets	37,793,832	31,528,926	6,264,906	19.87
Liabilities:				
Current and other liabilities	6,179,868	5,303,750	876,118	16.52
Noncurrent liabilities	15,202,805	15,032,453	170,352	1.13
Total Liabilities	21,382,673	20,336,203	1,046,470	5.15
Net Position:				
Net investment in capital assets	15,334,773	9,095,927	6,238,846	68.59
Restricted	56,392	-	56,392	100.00
Unrestricted	1,019,994	2,096,796	(1,076,802)	(51.35)
Total Net Position	$ 16,411,159	$ 11,192,723	$ 5,218,436	46.62

Net position represents the difference between the Housing Authority's resources and its obligations. At March 31, 2015, the largest portion of the Housing Authority's total net position, 93 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.

Statement of Changes in Net Position

	Business-Type Activities		Total	
	2015	2014	Dollar Change	% Change
Revenues:				
Program Revenues:				
Charges for services	$ 9,615,816	$ 9,475,647	$ 140,169	1.48
Operating grants and	5,381,402	2,614,633	2,766,769	105.82
Capital grants and contributions	2,084,842	-	2,084,842	100.00
General Revenues:				
Interest and investment earnings	6,089	6,719	(630)	(9.38)
Partnership income (expense)	(8)	-	(8)	(100.00)
Miscellaneous	541,145	640,262	(99,117)	(15.48)
Total Revenues	17,629,286	12,737,261	4,892,025	38.41
Expenses:				
Public Housing	1,675,049	1,551,829	123,220	7.94
Rural Development	2,026,861	2,078,840	(51,979)	(2.50)
Business Activities	1,625,533	1,290,347	335,186	25.98
Housing Choice Vouchers	6,554,780	6,735,558	(180,778)	(2.68)
State/Local	783,307	802,962	(19,655)	(2.45)
Total Expenses	12,665,530	12,229,034	436,496	3.57
Change in Net Position	4,963,756	277,725	4,686,031	1,687.29
Net Position - Beginning	11,192,723	10,914,998	277,725	2.54
Prior Period Adjustment	254,680	-	254,680	100.00
Net Position - Beginning, Restated	11,447,403	10,914,998	532,405	4.88
Total Net Position	$ 16,411,159	$ 11,192,723	$ 5,218,436	46.62

Revenue

The Housing Authority's total revenue from business-type activities was $17.6 million for the fiscal year ended March 31, 2015. Charges for services provided 55 percent of the total revenue received during the 2013/14 fiscal year, intergovernmental operating revenues provided 31 percent of total revenues received during the fiscal year, and intergovernmental capital revenues provided 12 percent of total revenues received during the fiscal year.

Expenses

Expenses of the Housing Authority for the year totaled $12.7 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, 2015, was $29,849,301 (net of accumulated depreciation). This investment in capital assets includes land, structures and improvements, and equipment. Net additions to capital assets were $7,214,209 and net additions to accumulated depreciation were ($888,784). Therefore the Housing Authority's net investment in capital assets increased $6,325,425 from March 31, 2014.

Long-term Debt

At the end of the current fiscal year, the Housing Authority had total long-term obligations outstanding of $15,202,805, an increase of $170,352 from March 31, 2014.

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

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

	Business-Type Activities	
	2015	2014
Revenue Bonds	$ 2,280,257	$ 4,972,690
Loans Payable	12,234,271	9,454,759
Line of Credit	-	500
OPEB Liability	479,142	410,466
Compensated Absences	209,135	194,038
Total Long-Term Debt	$ 15,202,805	$ 15,032,453

ECONOMIC FACTORS

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

REQUEST FOR INFORMATION

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

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Basic Financial Statements

- **Government-Wide Financial Statements**

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Net Position
March 31, 2015

	Business-Type Activities
ASSETS	
Cash and investments	$ 5,308,923
Cash with fiscal agent	300,737
Receivables:	
Tenants, net	53,624
Operating reimbursement	966,168
Other	33,431
Prepaid costs	1,373
Investment in partnership	319,892
Restricted assets:	
Cash and investments	960,383
Total restricted assets	960,383
Capital assets:	
Nondepreciable assets	8,541,702
Depreciable assets, net	21,307,599
Total capital assets	29,849,301
Total Assets	37,793,832
LIABILITIES	
Accounts payable	1,473,221
Retention payable	190,569
Accrued interest	99,000
Prepaid tenant rent	17,879
Accrued salaries and benefits	130,457
Security deposits payable	118,685
Escrow deposits payable	126,426
Unearned revenue	4,023,631
Long-term liabilities:	
Due within one year	430,177
Due in more than one year	14,772,628
Total Liabilities	21,382,673
NET POSITION	
Net investment in capital assets	15,334,773
Restricted	56,392
Unrestricted	1,019,994
Total Net Position	$ 16,411,159

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

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Activities
For the Year Ended March 31, 2015

Function/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Business-Type Activities
Business-type activities					
Public Housing	$ 1,675,049	$ 954,424	$ 680,086	$ -	(40,539)
Rural Development	2,026,861	1,074,243	3,710,945	-	2,758,327
Business Activities	1,625,533	721,601	107,792	100,469	(695,671)
Housing Choice Vouchers	6,554,780	6,683,187	26,157	260,000	414,564
State/Local	783,307	182,361	856,422	1,724,373	1,979,849
Total Business-Type Activities	$ 12,665,530	$ 9,615,816	$ 5,381,402	$ 2,084,842	4,416,530
General revenues:					
Interest and investment earnings					6,089
Partnership income (expense)					(8)
Miscellaneous					541,145
Total General Revenues					547,226
Change in Net Position					4,963,756
Net Position - Beginning					11,192,723
Prior period adjustment					254,680
Net Position - Beginning, Restated					11,447,403
Net Position - Ending					$ 16,411,159

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

Basic Financial Statements

- **Fund Financial Statements**

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Net Position
Proprietary Funds
March 31, 2015

	Public Housing	Rural Development	Business Activities
ASSETS			
Current Assets:			
Cash and investments	$ 968,550	$ 3,937,638	$ 30,603
Cash with fiscal agent	204,416	-	96,321
Receivables:			
Tenants, net	19,986	8,964	14,376
Operating reimbursement	-	-	17,582
Other	-	-	-
Prepaid costs	-	1,373	-
Due from other funds	141,740	1,544,936	281,345
Investment in partnership	319,892	-	-
Total Current Assets	1,654,584	5,492,911	440,227
Restricted Assets:			
Cash and investments	-	872,493	-
Total Restricted Assets	-	872,493	-
Capital Assets:			
Nondepreciable assets	550,880	4,619,172	2,590,260
Depreciable assets, net	3,392,086	10,118,725	5,025,361
Total Capital Assets	3,942,966	14,737,897	7,615,621
Total Assets	$ 5,597,550	$ 21,103,301	$ 8,055,848

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

Housing Choice Vouchers	State/ Local	Totals
$ 4,645	$ 367,487	$ 5,308,923
-	-	300,737
4,696	5,602	53,624
850,643	97,943	966,168
33,431	-	33,431
-	-	1,373
-	26,881	1,994,902
-	-	319,892
893,415	497,913	8,979,050
87,890	-	960,383
87,890	-	960,383
-	781,390	8,541,702
8,479	2,762,948	21,307,599
8,479	3,544,338	29,849,301
$ 989,784	$ 4,042,251	$ 39,788,734

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Net Position
Proprietary Funds
March 31, 2015

	Public Housing	Rural Development	Business Activities
LIABILITIES			
Current Liabilities:			
Accounts payable	$ 78,741	$ 1,338,008	$ 25,246
Retention payable	-	190,569	-
Accrued interest	-	-	99,000
Prepaid tenant rent	6,463	8,038	3,309
Accrued salaries and benefits	29,491	40,455	34,855
Security deposits payable	51,491	28,809	26,860
Escrow deposits payable	-	-	-
Due to other funds	141,740	490,603	1,224,452
Unearned revenue	-	3,947,720	-
Compensated absences payable	23,808	34,648	33,694
Bonds payable	-	19,796	-
Loans payable	-	223,268	79,485
Total Current Liabilities	331,734	6,321,914	1,526,901
Noncurrent Liabilities:			
OPEB liability	101,904	144,978	125,588
Compensated absences - net of current portion	17,837	26,801	40,228
Bonds payable - net of current portion	1,625,000	635,461	-
Loans payable - net of current portion	-	6,742,043	5,189,475
Total Noncurrent Liabilities	1,744,741	7,549,283	5,355,291
Total Liabilities	2,076,475	13,871,197	6,882,192
NET POSITION			
Net investment in capital assets	2,317,966	7,117,329	2,346,661
Restricted	-	-	-
Unrestricted	1,203,109	114,775	(1,173,005)
Total Net Position	$ 3,521,075	$ 7,232,104	$ 1,173,656

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

Housing Choice Vouchers	State/ Local	Totals
$ 12,300	$ 18,926	$ 1,473,221
-	-	190,569
-	-	99,000
2	67	17,879
25,499	157	130,457
-	11,525	118,685
126,426	-	126,426
111,226	26,881	1,994,902
-	75,911	4,023,631
15,330	148	107,628
-	-	19,796
-	-	302,753
290,783	133,615	8,604,947
106,092	580	479,142
16,490	151	101,507
-	-	2,260,461
-	-	11,931,518
122,582	731	14,772,628
413,365	134,346	23,377,575
8,479	3,544,338	15,334,773
-	56,392	56,392
567,940	307,175	1,019,994
$ 576,419	$ 3,907,905	$ 16,411,159

Continued (Page 2 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended March 31, 2015

	Public Housing	Rural Development	Business Activities
OPERATING REVENUES			
Dwelling rents	$ 918,414	$ 1,061,509	$ 668,604
Housing assistance payments revenue and fees	-	-	-
Other tenant revenue	36,010	12,734	52,997
Other revenue	158	4,027	464,939
Total Operating Revenues	954,582	1,078,270	1,186,540
OPERATING EXPENSES			
Administrative	532,899	425,092	483,578
Tenant services	50,364	18,094	18,491
Utilities	247,380	270,899	91,631
Maintenance	423,180	640,417	238,859
Protective services	12,914	19,773	5,713
Insurance premiums	22,281	46,344	9,813
Other general expenses	169,614	34,997	46,188
Housing assistance payments	-	-	-
Amortization	-	-	161,374
Depreciation	154,086	435,330	245,531
Total Operating Expenses	1,612,718	1,890,946	1,301,178
Operating Income (Loss)	(658,136)	(812,676)	(114,638)
NON-OPERATING REVENUES (EXPENSES)			
Intergovernmental revenue	680,086	3,710,945	107,792
Partnership revenue (expense)	(8)	-	-
Interest income	202	4,939	296
Interest expense	(62,331)	(135,915)	(324,355)
Total Non-operating Revenue (Expenses)	617,949	3,579,969	(216,267)
Income (Loss) Before Transfers	(40,187)	2,767,293	(330,905)
Capital contribution	-	-	100,469
Change in Net Position	(40,187)	2,767,293	(230,436)
Total Net Position - Beginning	3,241,362	4,464,811	1,404,092
Prior period adjustment	319,900	-	-
Total Net Position - Beginning, Restated	3,561,262	4,464,811	1,404,092
Total Net Position - Ending	$ 3,521,075	$ 7,232,104	$ 1,173,656

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

Housing Choice Vouchers	State/ Local	Totals
$ -	$ 180,048	$ 2,828,575
6,683,187	-	6,683,187
-	2,313	104,054
44,675	27,346	541,145
6,727,862	209,707	10,156,961
633,158	433,641	2,508,368
70,872	2,906	160,727
6,083	83,708	699,701
10,514	186,005	1,498,975
-	-	38,400
8,130	6,793	93,361
121,381	16,982	389,162
5,704,077	-	5,704,077
-	-	161,374
565	53,272	888,784
6,554,780	783,307	12,142,929
173,082	(573,600)	(1,985,968)
26,157	856,422	5,381,402
-	-	(8)
541	111	6,089
-	-	(522,601)
26,698	856,533	4,864,882
199,780	282,933	2,878,914
260,000	1,724,373	2,084,842
459,780	2,007,306	4,963,756
181,859	1,900,599	11,192,723
(65,220)		254,680
116,639	1,900,599	11,447,403
$ 576,419	$ 3,907,905	$ 16,411,159

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Cash Flows
Proprietary Funds
For the Year Ended March 31, 2015

	Public Housing	Rural Development	Business Activities
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	$ 949,324	$ 1,091,456	$ 1,188,266
Housing assistance payments on behalf of tenants	-	-	-
Payments to suppliers	(855,187)	(744,934)	(538,133)
Payments to employees	(555,758)	(618,188)	(282,715)
Net Cash Provided (Used) by Operating Activities	(461,621)	(271,666)	367,418
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Intergovernmental revenues received	564,055	3,300,203	139,627
Interfund loans received	141,740	490,603	1,224,452
Interfund loans made	(141,740)	(1,544,936)	(281,345)
Interfund loans repaid	-	1,099,667	(1,325,446)
Interfund loan repayments received	-	-	225,779
Net Cash Provided (Used) by Noncapital Financing Activities	564,055	3,345,537	(16,933)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition of capital assets	(155,533)	(3,133,930)	(602,597)
Proceeds of debt	-	-	3,022,346
Principal paid on debt	-	(226,516)	(2,860,321)
Interest paid on debt	(62,331)	(135,914)	(311,125)
Net Cash Provided (Used) by Capital and Related Financing Activities	(217,864)	(3,496,360)	(751,697)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	201	5,132	297
Net Cash Provided (Used) by Investing Activities	201	5,132	297
Net Increase (Decrease) in Cash and Cash Equivalents	(115,229)	(417,357)	(400,915)
Balances - Beginning	1,288,195	5,227,488	527,839
Balances - Ending	$ 1,172,966	$ 4,810,131	$ 126,924

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

Housing Choice Vouchers	State/ Local	Totals
$ 131,094	$ 213,994	$ 3,574,134
5,731,209	-	5,731,209
(5,990,813)	(494,513)	(8,623,580)
(470,463)	(597,708)	(2,524,832)
(598,973)	(878,227)	(1,843,069)
-	1,044,769	5,048,654
286,157	26,881	2,169,833
-	(26,881)	(1,994,902)
-	-	(225,779)
-	-	225,779
286,157	1,044,769	5,223,585
-	(23,603)	(3,915,663)
-	-	3,022,346
-	-	(3,086,837)
-	-	(509,370)
-	(23,603)	(4,489,524)
541	111	6,282
541	111	6,282
(312,275)	143,050	(1,102,726)
293,584	224,437	7,561,543
$ (18,691)	$ 367,487	$ 6,458,817

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Cash Flows
Proprietary Funds
For the Year Ended March 31, 2015

	Public Housing	Rural Development	Business Activities
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating income (loss)	$ (658,136)	$ (812,676)	$ (114,638)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Amortization and depreciation	154,086	435,330	406,905
Decrease (increase) in:			
Accounts receivable - tenants, net	(2,732)	7,644	(1,798)
Accounts receivable - operating reimbursement	-	-	-
Accounts receivable - other	-	-	-
Prepaid costs	-	(27)	-
Deposits	-	-	3,444
Increase (decrease) in:			
Accounts payable	4,060	42,388	(71,475)
Prepaid tenant rent	(44)	2,819	(76)
Accrued salaries and benefits	14,674	15,583	23,496
Security deposits payable	(2,482)	2,723	3,600
Escrow deposits payable	-	-	-
OPEB liability	21,393	31,340	73,845
Compensated absences payable	7,560	3,210	44,115
Net Cash Provided (Used) by Operating Activities	$ (461,621)	$ (271,666)	$ 367,418
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES			
Contribution of capital assets	$ -	$ -	$ 100,469

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

Housing Choice Vouchers	State/ Local	Totals
$ 173,082	$ (573,600)	$ (1,985,968)
565	53,272	1,050,158
6,286	131	9,531
(850,643)	-	(850,643)
26,172	-	26,172
-	-	(27)
-	-	3,444
(10,236)	(250,161)	(285,424)
(202)	(93)	2,404
572	(13,069)	41,256
-	4,249	8,090
54,163	-	54,163
15,545	(73,359)	68,764
(14,277)	(25,597)	15,011
$ (598,973)	$ (878,227)	$ (1,843,069)
$ -	$ 1,724,373	$ 100,469

Continued (Page 2 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Fiduciary Net Position
Fiduciary Funds
March 31, 2015

	Agency Fund
ASSETS	
Cash and investments	$ 317,433
Accounts receivable - tenants, net	6,026
Total Assets	323,459
LIABILITIES	
Accounts payable	2,823
Prepaid tenant rent	236
Security deposits payable	9,950
Agency obligations	310,450
Total Liabilities	$ 323,459

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

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Statement of Changes in Fiduciary Net Position
For the Year Ended March 31, 2015

	Agency Fund
OPERATING REVENUES	
Dwelling rents	$ 192,857
Other tenant revenue	3,505
Interest income	289
Total Operating Revenues	196,651
OPERATING EXPENSES	
Administrative	37,812
Utilities	22,333
Maintenance	97,044
Insurance premiums	36
Other general expenses	2,276
Total Operating Expenses	159,501
Change in Net Assets	37,150
Total Agency Obligations - Beginning	273,300
Total Agency Obligations - Ending	$ 310,450

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 OF SUTTER AND NEVADA COUNTIES
Notes to Basic Financial Statements
For the Year Ended March 31, 2015

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the Regional Housing Authority of Sutter and Nevada Counties (Authority) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental agencies. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies are described below.

A. Reporting Entity

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

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

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

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

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. Reporting Entity (Continued)

Blended Component Units

The blended component units of the Authority, which are included in Business Activities, are as follows:

Building Better Partnerships, Inc.
Healthy Housing, LLC

Joint Agencies

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

B. Basis of Presentation

Government-Wide Financial Statements

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

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

Fund Financial Statements

The fund financial statements of the reporting entity are organized into funds, each of which is considered to be separate accounting entities. Funds are organized into the proprietary and fiduciary fund types. The operations of the Authority are organized on a series of sub–funds consolidated into five major enterprise proprietary funds which account for all activities of the Authority. An emphasis is placed on major funds within the enterprise proprietary category, each is displayed in a separate column.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Basis of Presentation (Continued)

Fund Financial Statements (Continued)

The Authority reports the following major proprietary funds:

- The Public Housing fund is an enterprise fund used to account for revenues and expenses for Public and Indian Housing programs.
- The Rural Development fund is an enterprise fund used to account for farm labor housing activities.
- The Business Activities fund is an enterprise fund used to account for activity related to apartment rental and administration of various projects.
- The Housing Choice Vouchers fund is an enterprise fund used to account for the Housing Voucher program.
- The State/Local fund is an enterprise fund used to account for activity related to various low-income housing rental programs.

The Authority reports the following additional fund type:

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

C. Basis of Accounting and Measurement Focus

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

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

Fiduciary funds include trust funds and agency funds. All trust funds are reported using the economic resources measurement focus and the accrual basis of accounting. Agency funds are reported using the accrual basis of accounting to recognize receivables and payables.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Cash, Cash Equivalents, and Investments

Cash and investments consist of cash on hand, cash held in bank checking and savings accounts, cash held with fiscal agents, and cash on deposit in the State of California Local Agency Investment Fund (LAIF).

The Authority pools cash and investments of all funds except for amounts held by fiscal agent. Each fund's share in this pool is displayed in the accompanying financial statements as cash and investments. Income from pooled investments is allocated to the various funds based on the fund's average daily cash balance at quarter end in relation to the total pool investments. Income from non-pooled investments is recorded based on the specific investments held by the fund. The interest income is recorded in the fund that earned the interest.

Investments are reported in the accompanying Statement of Net Position at fair value which is determined using selected bases annually. Short term investments are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Cash deposits are reported at carrying amount which reasonably estimates fair value. Managed funds not listed on an established market are reported at the estimated fair value as determined by the respective fund managers based on quoted sales prices of the underlying securities.

For purposes of the Statement of Cash Flows, the Authority considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. All cash and investments, except cash with fiscal agent, of the proprietary funds are pooled with the Authority's pooled cash and investments.

E. Restricted Cash and Investments

The Authority reflects cash and investments held for the Rural Development supervised account of $872,493 and Housing Choice Voucher escrow account of $87,890 as restricted cash and investments.

F. 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 $57,947, which represents 100 percent of the fraud recovery receivable. The Authority expects to collect all other receivables within one year.

G. 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.

Prepaid Costs

Certain payments to vendors reflect costs applicable to future accounting periods are recorded as prepaid costs. The cost of prepaid items is recorded as an expense when consumed rather than when purchased.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Capital Assets

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

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

Depreciable Asset	Estimated Lives
Equipment	2-10 years
Structures and improvements	10-30 years

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

I. Interfund Transactions

Interfund transactions are reflected as either loans, services provided or used, reimbursements or transfers.

Loans reported as receivables and payables are referred to as either "due to/from other funds" (i.e. the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans) as appropriate and are subject to elimination upon consolidation.

Services provided or used, deemed to be at market or near market rates, are treated as revenues and expenses. These services provide information on the net cost of each government function and therefore are not eliminated in the process of preparing the government-wide statement of activities.

Reimbursements occur when the funds responsible for particular expenses repay the funds that initially paid for them. Such reimbursements are reflected as expenses in the reimbursing fund and a corresponding decrease in expenses in the reimbursed fund.

All other interfund transactions are treated as transfers. Transfers between funds are netted as part of the reconciliation to the government-wide presentation.

J. Unearned Revenue

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

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Compensated Absences

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

L. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net 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. At March 31, 2015, the Authority did not have any deferred outflows of resources.

In addition to liabilities, the statement of net 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. At March 31, 2015, the Authority did not have any deferred inflows of resources.

M. 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.

N. 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.

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

The following Governmental Accounting Standards Board (GASB) Statement has been implemented, if applicable to Regional Housing Authority of Sutter and Nevada Counties, in the current financial statements.

Statement No. 70, Accounting and Financial Reporting for Nonexchange Financial Guarantees. This statement improves accounting and financial reporting by state and local governments that extend and receive nonexchange financial guarantees.

NOTE 2: STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Restatement of Net Position

Adjustments resulting from errors or a change to comply with provisions of the accounting standards are treated as adjustments to prior periods. Accordingly, the Authority reports these changes as restatements of beginning net position. During the current year an adjustment to net position was required to correct prior year misstatements of investment in partnership and allowance for doubtful accounts related to Housing Choice Voucher fraud recovery.

The impact of the restatements on the net position on the governmental activities financial statements as previously reported is presented below:

	Public Housing	Housing Choice Vouchers	Governmental Activities
Net Position, March 31, 2014, as previously reported	$ 3,241,362	$ 181,859	$ 11,192,723
Adjustment associated with:			
Correction of investment in partnership	319,900	-	319,900
Correction of allowance for doubtful accounts	-	(65,220)	(65,220)
Total Adjustments	319,900	(65,220)	254,680
Net Position, April 1, 2014, as restated	$ 3,561,262	$ 116,639	$ 11,447,403

NOTE 3: CASH AND INVESTMENTS

A. Financial Statement Presentation

As of March 31, 2015, the Authority's cash and investments consisted of the following:

Cash:	
Imprest cash	$ 582
Deposits (less outstanding warrants)	6,585,397
Total Cash in Authority Pool	6,585,979
Deposits with fiscal agents	300,737
Total Cash	6,886,716
Investments:	
Local Agency Investment Fund	760
Total Investments	760
Total Cash and Investments	$ 6,887,476

B. Cash

At year end, the carrying amount of the Authority's cash deposits (including amount in checking accounts and money market accounts) was $6,585,397 and the bank balance was $6,911,519. 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 $582.

NOTE 3: CASH AND INVESTMENTS (CONTINUED)

B. Cash (Continued)

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

C. Investments

Investments are selected based on safety, liquidity and yield. The Authority's investment policy is more restrictive than the California Government Code. Under the provisions of the Authority's investment policy and the California Government Code, the Authority may invest or deposit in the following:

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

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

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 resulting 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.

NOTE 3: CASH AND INVESTMENTS (CONTINUED)

C. Investments (Continued)

As of March 31, 2015, the Authority had the following investments:

Investment Type	Interest Rates	Maturities 0-1 year	Maturities 1-5 years	Fair Value	Weighted Average Maturity (Years)
Pooled Investments					
Local Agency Investment Fund (LAIF)	Variable	$ 760	$ -	$ 760	-
Total		$ 760	$ -	$ 760	-

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

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

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. With respect to investments, custodial credit risk generally applies only to direct investments in marketable securities. 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. The Authority's investment policy does not contain limitations on the amount that can be invested in any one issuer. All investments of the Authority are in the Local Agency Investment Fund which contain a diversification of investments. The Authority's investment policy does not further limit the exposure to concentration of credit risk.

NOTE 3: CASH AND INVESTMENTS (CONTINUED)

D. Investments in External Investment Pools

Investment in Local Agency Investment Fund - The Authority is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code under the oversight of the Treasurer of the State of California. At March 31, 2015 the Authority's investment position in LAIF was $760 which approximates fair value and is the same as the value of the pool shares. The total amount invested by all public agencies in LAIF on that day was $62,518,479,478. Of that amount, 98.42% is invested in non-derivative financial products and 1.58% in structured notes and asset-backed securities. The value of the pool shares in LAIF is determined on an amortized cost basis, which approximates fair value. The Local Investment Advisory Board, which consists of five members designed by the State statutes, has oversight responsibility for LAIF.

NOTE 4: INVESTMENT IN PARTNERSHIP

The Authority is a limited partner in Maple Park I, L.P. The Authority's share of profit, loss, and capital is 0.001%. At March 31, 2015, the Authority's investment in the partnership was $319,892.

NOTE 5: CAPITAL ASSETS

Capital assets activity for the year ended March 31, 2015, was as follows:

	Balance April 1, 2014	Additions	Retirements/ Adjustments	Balance March 31, 2015
Capital Assets, Not Being Depreciated:				
Land	$ 3,684,416	$ 554,093	$ -	$ 4,238,509
Construction in progress	-	4,303,193	-	4,303,193
Total Capital Assets, Not Being Depreciated	3,684,416	4,857,286	-	8,541,702
Capital Assets, Being Depreciated:				
Buildings and improvements	35,555,922	2,356,923	-	37,912,845
Equipment	1,531,543	-	-	1,531,543
Total Capital Assets, Being Depreciated	37,087,465	2,356,923	-	39,444,388
Less Accumulated Depreciation For:				
Buildings and improvements	(16,255,803)	(831,644)	-	(17,087,447)
Equipment	(992,202)	(57,140)	-	(1,049,342)
Total Accumulated Depreciation	(17,248,005)	(888,784)	-	(18,136,789)
Total Capital Assets, Being Depreciated, Net	19,839,460	1,468,139	-	21,307,599
Capital Assets, Net	$ 23,523,876	$6,325,425	$ -	$ 29,849,301

NOTE 5: CAPITAL ASSETS (CONTINUED)

Depreciation

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

Public Housing	$ 154,086
Rural Development	435,330
Business Activities	245,531
Housing Choice Vouchers	565
State/Local	53,272
Total Depreciation Expense	$ 888,784

NOTE 6: INTERFUND TRANSACTIONS

Due To/From Other Funds

During the course of operations, transactions occur between funds to account for goods received or services rendered. These receivables and payables are classified as due from or due to other funds. In addition, when funds overdraw their share of pooled cash, the receivables and payables are also classified as due from or due to other funds. The following are due from and due to balances as of March 31, 2015:

	Due From Other Funds	Due To Other Funds
Public Housing	$ 141,740	$ 141,740
Rural Development	1,544,936	490,603
Business Activities	281,345	1,224,452
Housing Choice Vouchers	-	111,226
State/Local	26,881	26,881
Total	$ 1,994,902	$ 1,994,902

NOTE 7: UNEARNED REVENUE

At March 31, 2015, components of unearned revenue reported were as follows:

Rural Development	
ADA grant monies received prior to completion of earnings requirements	$ 1,659,917
Joe Serna grant monies received prior to completion of earnings requirements	287,607
Labor Housing grant monies received prior to completion of earnings requirements	2,000,196
State/Local	
Community development activity delivery monies prior to completion of earnings requirements	75,911
Total	$ 4,023,631

NOTE 8: LONG-TERM LIABILITIES

The following is a summary of changes in long-term liabilities for the year ended March 31, 2015:

	Balance April 1, 2014	Additions/ Adjustments	Retirements/ Adjustments	Balance March 31, 2015	Due Within One Year
Revenue Bonds	$ 5,134,066	$ -	($ 2,853,809)	$ 2,280,257	$ 19,796
Less: Bond Discount	(161,376)	-	161,376	-	-
Revenue Bonds (Net)	4,972,690	-	(2,692,433)	2,280,257	19,796
Loans Payable	9,454,759	3,022,346	(242,834)	12,234,271	302,753
Line of Credit	500	-	(500)	-	-
OPEB Liability	410,466	76,822	(8,146)	479,142	-
Compensated Absences	194,038	125,924	(110,827)	209,135	107,628
Total Long-Term Liabilities	$ 15,032,453	$ 3,225,092	($ 3,054,740)	$ 15,202,805	$ 430,177

Individual issues of debt payable outstanding at March 31, 2015, are as follows:

Revenue Bonds Payable:

California Affordable Housing Agency Multi Family Housing Revenue Bonds Series 2014A, issued in the amount of $1,625,000 and payable in semi-annual interest installments of $34,531, with an interest rate of 4.250 percent and a maturity of March 1, 2019. The bonds were used to finance the acquisition of the Devonshire Apartments.	$ 1,625,000
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.	655,257
Total Revenue Bonds Payable	2,280,257

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 Authority.	128,082
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 authority.	12,760
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 Authority.	4,202
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 Authority.	26,667

NOTE 8: LONG-TERM LIABILITIES (CONTINUED)

Individual issues of debt payable outstanding at March 31, 2015, are as follows (Continued):

Loans Payable (Continued):

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 Authority.	1,633
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 Authority.	2,744
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 Authority.	795,283
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 Authority.	78,598
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 Authority.	1,208,592
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 Authority.	2,607,287
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 Authority.	109,909
Rural Development Agency Loan, issued in the amount of $311,897 and payable in monthly installments of $1,468 including interest of 4 percent and maturity of December 1, 2043. This loan was used to finance the acquisition of the Centennial Arms apartment complex.	303,059
Rural Development Agency Loan, issued in the amount of $634,023 and payable in monthly installments of $2,289, 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.	619,634
Rural Development Agency Loan, issued in the amount of $549,801 and payable in monthly installments of $2,034 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.	526,398
Umpqua Bank Loan, issued in the amount of $576,000 and payable in monthly installments of $3,392 including interest at 5.750 percent and maturity on February 15, 2040. The loan was used to finance the acquisitions of the Centennial Arms apartment complex.	540,463

NOTE 8: LONG-TERM LIABILITIES (CONTINUED)

Individual issues of debt payable outstanding at March 31, 2015, are as follows (Continued):

Loans Payable (Continued):

Tri Counties Bank Loan, issued in the amount of $940,000 and payable in monthly installments of $5,997, including interest of 5.75 percent and maturity on January 25, 2036. This loan was used to finance the acquisition of 1455 Butte House Road.	874,796
Tri Counties Bank Loan, issued in the amount of $73,125 and payable in monthly installments of $485 including interest of 5.00 percent and maturity on July 29, 2032. This loan was used to finance rehabilitation of Miles Market.	67,792
Umpqua Bank loan, issued in the amount of $1,215,000 and payable in monthly interest only installments of 5.29 percent at the outstanding balance and maturity on October 21, 2019. The loan was used to finance the acquisition of properties related to the Trio program. As of March 31, 2015, $1,015,937 in loan funds had been received.	1,015,937
City of Yuba City loan, issued in the amount of $825,000. Interest is to accrue at the rate of 1 percent per annum. Payments are deferred unless there are sufficient residual receipts. The loan was used to finance the acquisition and rehabilitation of the Kingwood Commons Complex.	825,000
River Valley Bank loan, issued in the amount of $2,487,500 and payable in monthly installments of $13,470 including interest of 5.00 percent and maturity of December 20, 2024. This loan was used to refinance the acquisition of the Kingwood Commons Apartment Complex.	2,485,435
Total Loans Payable	12,234,271
Total Long-Term Liabilities	$ 14,514,528

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

Year Ended March 31	Revenue Bonds		
	Principal	Interest	Total
2016	$ 19,796	$ 102,281	$ 122,077
2017	20,837	101,239	122,076
2018	21,934	100,142	122,076
2019	1,648,088	98,988	1,747,076
2020	24,304	28,740	53,044
2021-2025	142,104	122,965	265,069
2026-2030	183,646	81,423	265,069
2031-2035	219,548	27,850	247,398
Total	$ 2,280,257	$ 663,628	$ 2,943,885

NOTE 8: LONG-TERM LIABILITIES (CONTINUED)

Year Ended March 31	Loans Payable		
	Principal	Interest	Total
2016	$ 302,753	$ 325,757	$ 628,510
2017	309,536	318,974	628,510
2018	316,595	311,916	628,511
2019	324,574	303,936	628,510
2020	1,249,039	277,208	1,526,247
2021-2025	3,685,452	1,086,894	4,772,346
2026-2030	1,528,172	428,944	1,957,116
2031-2035	1,677,206	260,866	1,938,072
2036-2040	944,750	101,433	1,046,183
2041-2045	817,501	23,600	841,101
2046-2050	77,746	10,790	88,536
2051-2055	81,731	6,805	88,536
2056-2060	85,905	2,631	88,536
2061-2065	8,311	30	8,341
Total	$ 11,409,271	$ 3,459,784	$ 14,869,055

NOTE 9: NET POSITION

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

- **Net investment in capital assets** - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

- **Restricted net position** - Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

- **Unrestricted net position** - All other net position that does not meet the definition of "restricted" or "net investment in capital assets".

Net Position Flow Assumption

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

NOTE 10: EMPLOYEES' RETIREMENT PLAN

A. Plan Description

The Authority contributes to the California Public Employees Retirement System (PERS), a cost-sharing multiple-employer public employee defined benefit plan. PERS provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. PERS acts as a common investment and administrative agent for participating public entities within the State of California. Benefit provisions and all other requirements are established by statute. Copies of PERS' annual financial report may be obtained from their Executive Office – 400 Q Street, Lincoln Plaza East, Sacramento, CA 95811.

Effective January 1, 2013, the Authority added retirement tiers for the Miscellaneous Plan for new employees as required under the Public Employee Pension Reform Act (PEPRA). New employees hired on or after January 1, 2013 are 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.

B. Funding Policy

For active plan members preceding PEPRA, Miscellaneous Plan members pay 7 percent of their annual covered salary. For active plan members in PEPRA, Miscellaneous Plan members pay 6.25 percent of their annual covered salary. The Authority is required to contribute the actuarially determined remaining amounts necessary to fund the benefits for its members. The contribution requirements of the plan are established by State statute and the employer contribution rate is established and may be amended by PERS. The Miscellaneous Plan includes a cost-sharing agreement which determines whether a portion of the member's contribution is paid by the Authority, or whether a portion of the employer's contribution is paid by the member. Results of the cost-sharing agreement are as follows:

	Member Share		Authority Share		Total	
	Member	Authority	Member	Authority	Member	Authority
Miscellaneous						
Classic						
First Tier Plan	0.000%	7.000%	0.000%	14.492%	0.000%	21.492%
Second Tier Plan	7.000%	0.000%	0.000%	8.005%	7.000%	8.005%
PEPRA	6.250%	0.000%	0.000%	6.250%	6.250%	6.250%

The Authority's contributions for the years ending March 31, 2015, 2014, and 2013 were $196,823, $200,626, and $225,086, which equaled the required contributions each year.

NOTE 11: OTHER POSTEMPLOYMENT BENEFITS (OPEB)

A. Plan Description

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

NOTE 11: OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

B. Funding Policy

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

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

C. Annual OPEB Cost and Net OPEB Obligation

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

Annual Required Contribution	$ 76,822
Contributions Made	8,146
Increase in Net OPEB Obligation	68,676
Net OPEB Obligation - Beginning of Year	410,466
Net OPEB Obligation - End of Year	$ 479,142

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

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
March 31, 2013	$ 105,556	6.4%	$ 304,464
March 31, 2014	112,962	6.2%	410,466
March 31, 2015	76,822	10.60%	479,142

D. Funded Status and Funding Progress

As of April 1, 2014, the present value of the actuarial accrued liability for benefits was $814,604, all of which was unfunded. The covered payroll (annual payroll of employees covered by the plan) was $1,723,067 and the ratio to the unfunded liability to the covered payroll was 47.28 percent.

NOTE 11: OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

D. Funded Status and Funding Progress (Continued)

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

E. Methods and Assumptions

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

The following simplifying assumptions were made:

Retirement age for active employees - Based on the historical average retirement age for the covered group, active plan members were assumed to retire based on the most recent California PERS 2% at 55 Miscellaneous employees retirement plan valuation.

Marital Status - Marital status of members at the calculation date was assumed to continue throughout retirement.

Mortality - Life expectancies at the calculation date are based on the most recent California PERS retirement plan valuation. The calculation of OPEB liability for each year is based on the assumption that all participants will live until their expected age as displayed in the mortality tables.

Turnover - The probability that an employee will remain employed until the assumed retirement age was determined using the most recent California PERS Public Agency Miscellaneous retirement plan valuation.

Healthcare cost trend rate - The healthcare cost trend rate was assumed to increase on the contribution requirement - will be 4.0% per year.

Health insurance premiums - 2015 health insurance premiums for retirees were used as a basis for calculation of the present value of total benefits to be paid.

Payroll increase - Changes in the payroll for current employees are expected to increase at a rate of approximately 3.25% annually.

Discount rate - The calculation uses an annual discount rate of 4.5%. This is based on the assumed long-term return on plan assets or employer assets.

NOTE 11: OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

E. Methods and Assumptions (Continued)

Actuarial cost method - The entry age actuarial cost method was used. The unfunded actuarial accrued liability is being amortized as a level percentage of projected payroll on an open basis. The remaining amortization period at April 1, 2014 was twenty-five years.

F. Plan For Funding

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

NOTE 12: RISK MANAGEMENT

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

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

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

The Authority continues to carry commercial insurance for all other risks of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

NOTE 13: OTHER INFORMATION

A. Contingent Liabilities

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.

NOTE 13: OTHER INFORMATION (CONTINUED)

B. Subsequent Events

Management has evaluated events subsequent to March 31, 2015 through September 30, 2015, 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 OF SUTTER AND NEVADA COUNTIES
Required Supplementary Information
For the Year Ended March 31, 2015

SCHEDULE OF FUNDING PROGRESS - OTHER POSTEMPLOYMENT BENEFITS

The table below shows a three year analysis of the actuarial value of assets as a percentage of the actuarial accrued liability and the unfunded actuarial accrued liability as a percentage of the annual covered payroll as of March 31, 2013, 2014, and 2015 for the Authority Other Postemployment Benefit Plan.

Actuarial Valuation Date	Value of Assets (AVA)	Actuarial Accrued Liability (AAL)	Actuarial Unfunded AAL (UAAL)	Funded Ratio	Covered Payroll	UAAL as a % of Covered Payroll
March 31, 2013	$ 0	$ 777,240	$ 777,240	0.0%	$ 1,764,719	44.0%
March 31, 2014	0	858,292	858,292	0.0%	1,545,119	55.5%
March 31, 2015	0	814,604	814,604	0.0%	1,723,067	47.3%

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Supplementary Information

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Net Position
Public Housing
March 31, 2015

	Richland Housing	River City Manor	Senior Village
ASSETS			
Current Assets:			
Cash and investments	$ 923,240	$ 26,637	$ 11,405
Cash with fiscal agent	-	-	-
Receivables:			
Tenants, net	9,772	252	4,902
Due from other funds	141,740	-	-
Investment in partnership	-	-	-
Total Current Assets	1,074,752	26,889	16,307
Noncurrent Assets:			
Nondepreciable assets	115,017	137,570	88,286
Depreciable assets, net	2,101,182	139,211	204,671
Total Noncurrent Assets	2,216,199	276,781	292,957
Total Assets	3,290,951	303,670	309,264
LIABILITIES			
Current Liabilities:			
Accounts payable	58,887	2,765	10,759
Prepaid tenant rent	3,620	227	258
Accrued salaries and benefits	16,705	3,759	6,295
Security deposits payable	25,369	5,001	11,832
Due to other funds	-	-	141,423
Compensated absences payable	14,153	2,776	5,200
Bonds payable	-	-	-
Total Current Liabilities	118,734	14,528	175,767
Noncurrent Liabilities:			
OPEB liability	59,619	12,688	23,033
Compensated absences - net of current portion	10,642	2,190	3,807
Bonds payable - net of current portion	-	-	-
Total Noncurrent Liabilities	70,261	14,878	26,840
Total Liabilities	188,995	29,406	202,607
NET POSITION			
Net investment in capital assets	2,216,199	276,781	292,957
Unrestricted	885,757	(2,517)	(186,300)
Total Net Position	$ 3,101,956	$ 274,264	$ 106,657

Maple Park	Devonshire	Development Project - Maple Park #1	Total
$ 3,414	$ 3,854	$ -	$ 968,550
-	204,416	-	204,416
-	5,060	-	19,986
-	-	-	141,740
-	-	319,892	319,892
3,414	213,330	319,892	1,654,584
-	210,007	-	550,880
-	947,022	-	3,392,086
-	1,157,029	-	3,942,966
3,414	1,370,359	319,892	5,597,550
22	6,308	-	78,741
-	2,358	-	6,463
-	2,732	-	29,491
-	9,289	-	51,491
-	-	317	141,740
-	1,679	-	23,808
-	-	-	-
22	22,366	317	331,734
-	6,564	-	101,904
-	1,198	-	17,837
-	1,625,000	-	1,625,000
-	1,632,762	-	1,744,741
22	1,655,128	317	2,076,475
-	(467,971)	-	2,317,966
3,392	183,202	319,575	1,203,109
$ 3,392	$ (284,769)	$ 319,575	$ 3,521,075

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Revenues, Expenses, and Changes in Net Position
Public Housing
For the Year Ended March 31, 2015

	Richland Housing	River City Manor	Senior Village
OPERATING REVENUES			
Dwelling rents	$ 475,970	$ 65,398	$ 149,584
Other tenant revenue	15,419	2,189	9,272
Other revenue	52	-	25
Total Operating Revenues	491,441	67,587	158,881
OPERATING EXPENSES			
Administrative	299,026	65,687	109,192
Tenant services	5,397	6,778	5,148
Utilities	112,664	20,661	61,496
Maintenance	245,263	34,403	97,275
Protective services	9,768	-	3,146
Insurance premiums	11,205	2,529	6,226
Other general expenses	120,976	17,227	25,887
Depreciation	95,047	9,042	18,107
Total Operating Expenses	899,346	156,327	326,477
Operating Income (Loss)	(407,905)	(88,740)	(167,596)
NON-OPERATING REVENUES (EXPENSES)			
Intergovernmental revenue	514,328	49,727	116,031
Partnership revenue (expense)	-	-	-
Interest income	28	10	141
Interest expense	-	-	-
Total Non-operating Revenue (Expenses)	514,356	49,737	116,172
Change in Net Position	106,451	(39,003)	(51,424)
Total Net Position - Beginning	2,995,505	313,267	158,081
Prior period adjustment	-	-	-
Total Net Position - Beginning, Restated	2,995,505	313,267	158,081
Total Net Position - Ending	$ 3,101,956	$ 274,264	$ 106,657

Maple Park	Devonshire	Development Project - Maple Park #1	Totals
$ -	$ 227,462	$ -	$ 918,414
-	9,130	-	36,010
-	-	81	158
-	236,592	81	954,582
(4,406)	63,364	36	532,899
-	33,041	-	50,364
-	52,559	-	247,380
-	46,239	-	423,180
-	-	-	12,914
-	2,321	-	22,281
-	5,187	337	169,614
-	31,890	-	154,086
(4,406)	234,601	373	1,612,718
4,406	1,991	(292)	(658,136)
-	-	-	680,086
-	-	(8)	(8)
-	23	-	202
-	(62,331)	-	(62,331)
-	(62,308)	(8)	617,949
4,406	(60,317)	(300)	(40,187)
(1,014)	(224,452)	(25)	3,241,362
-	-	319,900	319,900
(1,014)	(224,452)	319,875	3,561,262
$ 3,392	$ (284,769)	$ 319,575	$ 3,521,075

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Cash Flows
Public Housing
For the Year Ended March 31, 2015

	Richland Housing	River City Manor	Senior Village
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	$ 495,326	$ 66,488	$ 154,945
Payments to suppliers	(442,343)	(87,763)	(205,397)
Payments to employees	(322,937)	(64,623)	(104,284)
Net Cash Provided (Used) by Operating Activities	(269,954)	(85,898)	(154,736)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Intergovernmental revenues received	514,328	49,727	-
Interfund loans received	-	-	141,423
Interfund loans made	(141,740)	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	372,588	49,727	141,423
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition of capital assets	(249,349)	-	116,031
Interest paid on debt	-	-	-
Net Cash Provided (Used) by Capital and Related Financing Activities	(249,349)	-	116,031
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	28	11	140
Net Cash Provided (Used) by Investing Activities	28	11	140
Net Increase (Decrease) in Cash and Cash Equivalents	(146,687)	(36,160)	102,858
Balances - Beginning of the Year	1,069,927	62,797	(91,453)
Balances - End of the Year	$ 923,240	$ 26,637	$ 11,405

Maple Park	Devonshire	Development Project - Maple Park #1	Totals
$ 191	$ 232,293	$ 81	$ 949,324
-	(119,311)	(373)	(855,187)
4,226	(68,140)	-	(555,758)
4,417	44,842	(292)	(461,621)
-	-	-	564,055
-	-	317	141,740
-	-	-	(141,740)
-	-	317	564,055
-	(22,215)	-	(155,533)
-	(62,331)	-	(62,331)
-	(84,546)	-	(217,864)
-	22	-	201
-	22	-	201
4,417	(39,682)	25	(115,229)
(1,003)	247,952	(25)	1,288,195
$ 3,414	$ 208,270	$ -	$ 1,172,966

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Cash Flows
Public Housing
For the Year Ended March 31, 2015

	Richland Housing	River City Manor	Senior Village
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating income (loss)	$ (407,905)	$ (88,740)	$ (167,596)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Amortization and depreciation	95,047	9,042	18,107
Decrease (increase) in:			
Accounts receivable - tenants, net	5,935	(577)	(2,838)
Increase (decrease) in:			
Accounts payable	24,357	(10,699)	(12,504)
Prepaid tenant rent	(496)	(635)	(1,271)
Accrued salaries and benefits	7,692	1,562	2,688
Security deposits payable	(1,554)	113	173
OPEB liability	4,082	4,017	6,643
Compensated absences payable	2,888	19	1,862
Net Cash Provided (Used) by Operating Activities	$ (269,954)	$ (85,898)	$ (154,736)

Maple Park	Devonshire	Development Project - Maple Park #1	Totals
$ 4,406	$ 1,991	$ (292)	$ (658,136)
-	31,890	-	154,086
191	(5,443)	-	(2,732)
(180)	3,086	-	4,060
-	2,358	-	(44)
-	2,732	-	14,674
-	(1,214)	-	(2,482)
-	6,651	-	21,393
-	2,791	-	7,560
$ 4,417	$ 44,842	$ (292)	$ (461,621)

Continued (Page 2 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Net Position
Rural Development
March 31, 2015

	Rural Development	Joe Serna Grant #2	Rural Development Loan #3
ASSETS			
Current Assets:			
Cash and investments	$ (536,866)	$ 220,816	$ 979,393
Accounts receivable - tenants, net	2,315	-	-
Prepaid costs	-	-	-
Due from other funds	-	-	-
Total Current Assets	(534,551)	220,816	979,393
Restricted Assets:			
Cash and investments	872,493	-	-
Total Restricted Assets	872,493	-	-
Noncurrent Assets:			
Nondepreciable assets	56,856	-	-
Depreciable assets, net	8,855,567	-	-
Total Noncurrent Assets	8,912,423	-	-
Total Assets	9,250,365	220,816	979,393
LIABILITIES			
Current Liabilities:			
Accounts payable	96,761	-	-
Retention payable	-	-	-
Prepaid tenant rent	6,453	-	-
Accrued salaries and benefits	32,438	-	-
Security deposits payable	15,675	-	-
Unearned revenue	-	-	-
Due to other funds	-	-	-
Compensated absences payable	27,672	-	-
Bonds payable	-	-	-
Loans payable	189,690	-	-
Total Current Liabilities	368,689	-	-
Noncurrent Liabilities:			
OPEB liability	117,160	-	-
Compensated absences - net of current portion	22,467	-	-
Bonds payable - net of current portion	-	-	-
Loans payable - net of current portion	4,786,067	-	-
Total Noncurrent Liabilities	4,925,694	-	-
Total Liabilities	5,294,383	-	-
NET POSITION			
Net investment in capital assets	3,936,666	-	-
Unrestricted	19,316	220,816	979,393
Total Net Position	$ 3,955,982	$ 220,816	$ 979,393

Centennial Arms	Butte View Estates	Centennial Arms Rehabilitation	Hans Miller ADA	Joe Serna Grant #3	15-20 Remaining Units	Totals
$ 616,352	$ 163,215	$ -	$ 605,584	$ 379,551	$ 1,509,593	$ 3,937,638
6,863	(214)	-	-	-	-	8,964
1,373	-	-	-	-	-	1,373
-	-	-	1,054,333	-	490,603	1,544,936
624,588	163,001	-	1,659,917	379,551	2,000,196	5,492,911
-	-	-	-	-	-	872,493
-	-	-	-	-	-	872,493
37,245	221,880	584,841	1,981,683	1,736,667	-	4,619,172
664,280	598,878	-	-	-	-	10,118,725
701,525	820,758	584,841	1,981,683	1,736,667	-	14,737,897
1,326,113	983,759	584,841	3,641,600	2,116,218	2,000,196	21,103,301
19,517	5,284	75,241	1,126,380	14,825	-	1,338,008
-	-	27,582	162,987	-	-	190,569
660	925	-	-	-	-	8,038
2,381	5,636	-	-	-	-	40,455
3,923	9,211	-	-	-	-	28,809
-	-	-	1,659,917	287,607	2,000,196	3,947,720
-	-	490,603	-	-	-	490,603
2,320	4,656	-	-	-	-	34,648
-	19,796	-	-	-	-	19,796
24,818	8,760	-	-	-	-	223,268
53,619	54,268	593,426	2,949,284	302,432	2,000,196	6,321,914
8,817	19,001	-	-	-	-	144,978
1,331	3,003	-	-	-	-	26,801
-	635,461	-	-	-	-	635,461
1,438,338	517,638	-	-	-	-	6,742,043
1,448,486	1,175,103	-	-	-	-	7,549,283
1,502,105	1,229,371	593,426	2,949,284	302,432	2,000,196	13,871,197
(761,631)	(360,897)	584,841	1,981,683	1,736,667	-	7,117,329
585,639	115,285	(593,426)	(1,289,367)	77,119	-	114,775
$ (175,992)	$ (245,612)	$ (8,585)	$ 692,316	$ 1,813,786	$ -	$ 7,232,104

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Revenues, Expenses, and Changes in Net Position
Rural Development
For the Year Ended March 31, 2015

	Rural Development	Joe Serna Grant #2	Rural Development Loan #3
OPERATING REVENUES			
Dwelling rents	$ 744,498	$ -	$ -
Other tenant revenue	9,159	-	-
Other revenue	3,980	-	-
Total Operating Revenues	757,637	-	-
OPERATING EXPENSES			
Administrative	346,618	-	-
Tenant services	6,517	-	-
Utilities	203,845	-	-
Maintenance	424,374	-	-
Protective services	17,760	-	-
Insurance premiums	28,057	-	-
Other general expenses	28,071	-	-
Depreciation	372,913	-	-
Total Operating Expenses	1,428,155	-	-
Operating Income (Loss)	(670,518)	-	-
NON-OPERATING REVENUES (EXPENSES)			
Intergovernmental revenue	1,214,688	-	-
Interest income	758	2	-
Interest expense	(49,575)	-	-
Total Non-operating Revenue (Expenses)	1,165,871	2	-
Income (Loss) Before Transfers	495,353	2	-
Transfer in	-	-	-
Transfer out	-	-	-
Change in Net Position	495,353	2	-
Total Net Position - Beginning	3,460,629	220,814	979,393
Total Net Position - Ending	$ 3,955,982	$ 220,816	$ 979,393

Centennial Arms	Butte View Estates	Centennial Arms Rehabilitation	Hans Miller ADA	Joe Serna Grant #3	15-20 Remaining Units	Totals
$ 55,489	$ 261,522	$ -	$ -	$ -	$ -	$ 1,061,509
1,280	2,295	-	-	-	-	12,734
21	26	-	-	-	-	4,027
56,790	263,843	-	-	-	-	1,078,270
45,644	96,875	(3,410)	-	(60,635)	-	425,092
-	11,577	-	-	-	-	18,094
27,773	39,281	-	-	-	-	270,899
86,217	65,700	-	(786)	64,912	-	640,417
-	2,013	-	-	-	-	19,773
3,729	4,655	-	-	9,903	-	46,344
4,348	2,578	-	-	-	-	34,997
25,549	36,868	-	-	-	-	435,330
193,260	259,547	(3,410)	(786)	14,180	-	1,890,946
(136,470)	4,296	3,410	786	(14,180)	-	(812,676)
85,515	-	-	686,508	1,724,234	-	3,710,945
288	122	187	2,269	1,313	-	4,939
(41,065)	(45,275)	-	-	-	-	(135,915)
44,738	(45,153)	187	688,777	1,725,547	-	3,579,969
(91,732)	(40,857)	3,597	689,563	1,711,367	-	2,767,293
-	-	-	-	-	-	-
-	-	-	-	-	-	-
(91,732)	(40,857)	3,597	689,563	1,711,367	-	2,767,293
(84,260)	(204,755)	(12,182)	2,753	102,419	-	4,464,811
$ (175,992)	$ (245,612)	$ (8,585)	$ 692,316	$ 1,813,786	$ -	$ 7,232,104

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Cash Flows
Rural Development
For the Year Ended March 31, 2015

	Rural Development	Joe Serna Grant #2	Rural Development Loan #3
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	$ 764,063	$ -	$ -
Payments to suppliers	(487,315)	-	-
Payments to employees	(506,843)	-	-
Net Cash Provided (Used) by Operating Activities	(230,095)	-	-
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Intergovernmental revenues received	1,214,688	-	-
Interfund loans received	-	-	-
Interfund loans made	-	-	-
Interfund loans repayments received	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	1,214,688	-	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition of capital assets	(212,755)	-	-
Principal paid on debt	(189,005)	-	-
Interest paid on debt	(49,574)	-	-
Net Cash Provided (Used) by Capital and Related Financing Activities	(451,334)	-	-
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	758	2	-
Net Cash Provided (Used) by Investing Activities	758	2	-
Net Increase (Decrease) in Cash and Cash Equivalents	534,017	2	-
Balances - Beginning of the Year	(198,390)	220,814	979,393
Balances - End of the Year	$ 335,627	$ 220,816	$ 979,393

Centennial Arms	Butte View Estates	Centennial Arms Rehabilitation	Hans Miller ADA	Joe Serna Grant #3	15-20 Remaining Units	Totals
$ 57,112	$ 270,281	$ -	$ -	$ -	$ -	$ 1,091,456
(96,188)	(151,447)	3,410	786	(14,180)	-	(744,934)
(49,809)	(61,536)	-	-	-	-	(618,188)
(88,885)	57,298	3,410	786	(14,180)	-	(271,666)
85,515	-	-	-	-	2,000,000	3,300,203
-	-	490,603	-	-	-	490,603
-	-	-	(1,054,333)	-	(490,603)	(1,544,936)
-	-	-	1,099,667	-	-	1,099,667
85,515	-	490,603	45,334	-	1,509,397	3,345,537
-	-	(482,018)	(692,316)	(1,746,841)	-	(3,133,930)
(15,789)	(21,722)	-	-	-	-	(226,516)
(41,065)	(45,275)	-	-	-	-	(135,914)
(56,854)	(66,997)	(482,018)	(692,316)	(1,746,841)	-	(3,496,360)
288	121	187	2,269	1,311	196	5,132
288	121	187	2,269	1,311	196	5,132
(59,936)	(9,578)	12,182	(643,927)	(1,759,710)	1,509,593	(417,357)
676,288	172,793	(12,182)	1,249,511	2,139,261	-	5,227,488
$ 616,352	$ 163,215	$ -	$ 605,584	$ 379,551	$ 1,509,593	$ 4,810,131

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Cash Flows
Rural Development
For the Year Ended March 31, 2015

	Rural Development	Joe Serna Grant #2	Rural Development Loan #3
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating income (loss)	$ (670,518)	$ -	$ -
Adjustments to reconcile operating income to net cash provided by operating activities:			
Amortization and depreciation	372,913	-	-
Decrease (increase) in:			
Accounts receivable - tenants, net	2,316	-	-
Prepaid costs	-	-	-
Increase (decrease) in:			
Accounts payable	38,083	-	-
Prepaid tenant rent	2,935	-	-
Accrued salaries and benefits	11,234	-	-
Security deposits payable	1,175	-	-
OPEB liability	11,915	-	-
Compensated absences payable	(148)	-	-
Net Cash Provided (Used) by Operating Activities	$ (230,095)	$ -	$ -

Centennial Arms	Butte View Estates	Centennial Arms Rehabilitation	Hans Miller ADA	Joe Serna Grant #3	15-20 Remaining Units	Totals
$ (136,470)	$ 4,296	$ 3,410	$ 786	$ (14,180)	$ -	$ (812,676)
25,549	36,868	-	-	-	-	435,330
(1,028)	6,356	-	-	-	-	7,644
(27)	-	-	-	-	-	(27)
13,983	(9,678)	-	-	-	-	42,388
(38)	(78)	-	-	-	-	2,819
1,129	3,220	-	-	-	-	15,583
1,388	160	-	-	-	-	2,723
5,573	13,852	-	-	-	-	31,340
1,056	2,302	-	-	-	-	3,210
$ (88,885)	$ 57,298	$ 3,410	$ 786	$ (14,180)	$ -	$ (271,666)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Net Position
Business Activities
March 31, 2015

	Trailer Park	LC-35	Percy Avenue
ASSETS			
Current Assets:			
Cash and investments	$ -	$ 451	$ 2,125
Cash with fiscal agent	-	-	-
Accounts receivable - tenants, net	685	2,845	322
Accounts receivable - operating reimbursement	-	-	-
Due from other funds	-	-	-
Total Current Assets	685	3,296	2,447
Noncurrent Assets:			
Nondepreciable assets	-	1,835,920	60,080
Depreciable assets, net	26,188	1,004,639	135,798
Total Noncurrent Assets	26,188	2,840,559	195,878
Total Assets	26,873	2,843,855	198,325
LIABILITIES			
Current Liabilities:			
Accounts payable	502	65	1,337
Accrued interest	-	-	-
Prepaid tenant rent	343	1	22
Accrued salaries and benefits	747	29,925	313
Security deposits payable	-	-	2,125
Due to other funds	86,000	113,659	74,930
Compensated absences payable	649	30,231	296
Loans payable	-	24,780	-
Total Current Liabilities	88,241	198,661	79,023
Noncurrent Liabilities:			
OPEB liability	2,765	110,497	1,160
Compensated absences - net of current portion	615	36,736	303
Loans payable - net of current portion	-	917,808	-
Total Noncurrent Liabilities	3,380	1,065,041	1,463
Total Liabilities	91,621	1,263,702	80,486
NET POSITION			
Net investment in capital assets	26,188	1,897,971	195,878
Unrestricted	(90,936)	(317,818)	(78,039)
Total Net Position	$ (64,748)	$ 1,580,153	$ 117,839

Kingwood Commons	Neighborhood Stabilization #3 Admin	Neighborhood Stabilization Admin	Home 2 Families Admin	Butte View Estates Admin	Nonprofit Admin	Coldweather Shelter	Transitional Trailer
$ 21,861	$ -	$ -	$ -	$ -	$ -	$ -	$ -
96,321	-	-	-	-	-	-	-
9,715	-	-	-	-	-	223	-
-	-	500	600	-	4,578	-	-
-	13,031	3,256	56,987	-	6,591	-	18,213
127,897	13,031	3,756	57,587	-	11,169	223	18,213
320,000	-	-	-	-	-	-	-
2,696,400	-	-	-	-	-	-	-
3,016,400	-	-	-	-	-	-	-
3,144,297	13,031	3,756	57,587	-	11,169	223	18,213
11,201	-	-	68	-	-	-	-
99,000	-	-	-	-	-	-	-
2,502	-	-	-	-	-	-	-
3,191	-	-	-	-	522	-	-
22,660	-	-	-	-	-	-	575
687,658	-	-	-	-	-	21,571	-
2,369	-	-	-	-	-	-	-
36,443	-	-	-	-	-	-	-
865,024	-	-	68	-	522	21,571	575
9,854	-	732	-	-	-	-	-
2,422	-	-	-	-	-	-	-
3,273,992	-	-	-	-	-	-	-
3,286,268	-	732	-	-	-	-	-
4,151,292	-	732	68	-	522	21,571	575
(294,035)	-	-	-	-	-	-	-
(712,960)	13,031	3,024	57,519	-	10,647	(21,348)	17,638
$ (1,006,995)	$ 13,031	$ 3,024	$ 57,519	$ -	$ 10,647	$ (21,348)	$ 17,638

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Net Position
Business Activities
March 31, 2015

	Nevada County Section 8	Payroll Allocations	Heather Glenn Admin
ASSETS			
Current Assets:			
Cash and investments	$ -	$ -	$ -
Cash with fiscal agent	-	-	-
Accounts receivable - tenants, net	-	-	-
Accounts receivable - operating reimbursement	-	-	-
Due from other funds	73,420	-	-
Total Current Assets	73,420	-	-
Noncurrent Assets:			
Nondepreciable assets	-	-	-
Depreciable assets, net	-	-	-
Total Noncurrent Assets	-	-	-
Total Assets	73,420	-	-
LIABILITIES			
Current Liabilities:			
Accounts payable	-	-	-
Accrued interest	-	-	-
Prepaid tenant rent	-	-	-
Accrued salaries and benefits	-	-	110
Security deposits payable	-	-	-
Due to other funds	-	-	1,178
Compensated absences payable	-	-	102
Loans payable	-	-	-
Total Current Liabilities	-	-	1,390
Noncurrent Liabilities:			
OPEB liability	-	-	406
Compensated absences - net of current portion	-	-	69
Loans payable - net of current portion	-	-	-
Total Noncurrent Liabilities	-	-	475
Total Liabilities	-	-	1,865
NET POSITION			
Net investment in capital assets	-	-	-
Unrestricted	73,420	-	(1,865)
Total Net Position	$ 73,420	$ -	$ (1,865)

Planning	Maple Park Admin	Kristen Court Apartments	Healthy Housing, LLC	Development Projects	Trio	Building Better Partnerships Inc.	Totals
$ -	$ -	$ -	$ -	$ -	$ -	$ 6,166	$ 30,603
-	-	-	-	-	-	-	96,321
-	-	-	-	-	-	586	14,376
-	2,848	-	-	-	-	9,056	17,582
103,361	-	-	-	6,486	-	-	281,345
103,361	2,848	-	-	6,486	-	15,808	440,227
-	-	91,413	-	-	236,647	46,200	2,590,260
-	-	-	-	106,349	739,774	316,213	5,025,361
-	-	91,413	-	106,349	976,421	362,413	7,615,621
103,361	2,848	91,413	-	112,835	976,421	378,221	8,055,848
-	-	-	-	-	9,347	2,726	25,246
-	-	-	-	-	-	-	99,000
-	-	-	-	-	-	441	3,309
-	-	-	-	-	-	47	34,855
-	-	-	-	-	-	1,500	26,860
-	3,864	8,243	3,144	166,050	58,155	-	1,224,452
-	-	-	-	-	-	47	33,694
-	-	-	-	-	18,262	-	79,485
-	3,864	8,243	3,144	166,050	85,764	4,761	1,526,901
-	-	-	-	-	-	174	125,588
-	-	-	-	-	-	83	40,228
-	-	-	-	-	997,675	-	5,189,475
-	-	-	-	-	997,675	257	5,355,291
-	3,864	8,243	3,144	166,050	1,083,439	5,018	6,882,192
-	-	91,413	-	106,349	(39,516)	362,413	2,346,661
103,361	(1,016)	(8,243)	(3,144)	(159,564)	(67,502)	10,790	(1,173,005)
$ 103,361	$ (1,016)	$ 83,170	$ (3,144)	$ (53,215)	$ (107,018)	$ 373,203	$ 1,173,656

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Revenues, Expenses, and Changes in Net Position
Business Activities
For the Year Ended March 31, 2015

	Trailer Park	LC-35	Percy Avenue
OPERATING REVENUES			
Dwelling rents	$ 41,310	$ 41,125	$ 45,844
Other tenant revenue	2,377	27,804	1,471
Other revenue	-	75,849	-
Total Operating Revenues	43,687	144,778	47,315
OPERATING EXPENSES			
Administrative	6,544	221,851	9,044
Tenant services	31	-	-
Utilities	9,133	219	6,979
Maintenance	13,072	3,291	13,355
Protective services	1,184	-	503
Insurance premiums	273	284	812
Other general expenses	(136)	12,902	1,266
Amortization	-	-	-
Depreciation	2,182	44,461	18,251
Total Operating Expenses	32,283	283,008	50,210
Operating Income (Loss)	11,404	(138,230)	(2,895)
NON-OPERATING REVENUES (EXPENSES)			
Intergovernmental revenue	-	107,792	-
Interest income	-	192	-
Interest expense	-	(55,042)	-
Total Non-operating Revenue (Expenses)	-	52,942	-
Income (Loss) Before Transfers and Capital Contributions	11,404	(85,288)	(2,895)
Capital contribution	-	-	-
Change in Net Position	11,404	(85,288)	(2,895)
Total Net Position - Beginning	(76,152)	1,665,441	120,734
Total Net Position - Ending	$ (64,748)	$ 1,580,153	$ 117,839

Kingwood Commons	Neighborhood Stabilization #3 Admin	Neighborhood Stabilization Admin	Home 2 Families Admin	Butte View Estates Admin	Nonprofit Admin	Coldweather Shelter	Transitional Trailer
$ 444,364	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,340
19,175	-	-	-	-	-	-	-
9	-	9,200	62,650	-	67,342	-	-
463,548	-	9,200	62,650	-	67,342	-	8,340
128,001	(2,267)	(8,317)	12,888	(1,917)	24,433	1	-
9,069	-	-	-	-	9,391	-	-
64,463	-	-	-	-	-	-	-
149,893	(1,219)	6,421	12,073	-	16,864	-	800
4,026	-	-	-	-	-	-	-
6,550	-	-	-	-	-	-	116
16,953	-	-	-	-	-	-	-
161,374	-	-	-	-	-	-	-
151,116	-	-	-	-	-	-	-
691,445	(3,486)	(1,896)	24,961	(1;917)	50,688	1	916
(227,897)	3,486	11,096	37,689	1,917	16,654	(1)	7,424
-	-	-	-	-	-	-	-
67	-	-	-	-	-	-	-
(206,999)	-	-	-	-	-	-	-
(206,932)	-	-	-	-	-	-	-
(434,829)	3,486	11,096	37,689	1,917	16,654	(1)	7,424
-	-	-	-	-	-	-	-
(434,829)	3,486	11,096	37,689	1,917	16,654	(1)	7,424
(572,166)	9,545	(8,072)	19,830	(1,917)	(6,007)	(21,347)	10,214
$ (1,006,995)	$ 13,031	$ 3,024	$ 57,519	$ -	$ 10,647	$ (21,348)	$ 17,638

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Revenues, Expenses, and Changes in Net Position
Business Activities
For the Year Ended March 31, 2015

	Nevada County Section 8	Payroll Allocations	Heather Glenn Admin
OPERATING REVENUES			
Dwelling rents	$ -	$ -	$ -
Other tenant revenue	-	-	-
Other revenue	-	-	4,760
Total Operating Revenues	-	-	4,760
OPERATING EXPENSES			
Administrative	-	1	6,495
Tenant services	-	-	-
Utilities	-	-	-
Maintenance	-	-	130
Protective services	-	-	-
Insurance premiums	-	-	-
Other general expenses	-	-	-
Amortization	-	-	-
Depreciation	-	-	-
Total Operating Expenses	-	1	6,625
Operating Income (Loss)	-	(1)	(1,865)
NON-OPERATING REVENUES (EXPENSES)			
Intergovernmental revenue	-	-	-
Interest income	-	-	-
Interest expense	-	-	-
Total Non-operating Revenue (Expenses)	-	-	-
Income (Loss) Before Transfers and Capital Contributions	-	(1)	(1,865)
Capital contribution	-	-	-
Change in Net Position	-	(1)	(1,865)
Total Net Position - Beginning	73,420	1	-
Total Net Position - Ending	$ 73,420	$ -	$ (1,865)

Planning	Maple Park Admin	Kristen Court Apartments	Healthy Housing, LLC	Development Projects	Trio	Building Better Partnerships Inc.	Totals
$ -	$ -	$ -	$ -	$ -	$ 61,646	$ 25,975	$ 668,604
-	-	-	-	-	862	1,308	52,997
-	10,254	-	-	209,894	20,163	4,818	464,939
-	10,254	-	-	209,894	82,671	32,101	1,186,540
						-	
-	1,667	8,176	445	49,173	19,615	7,745	483,578
-	-	-	-	-	-	-	18,491
-	-	-	-	-	-	10,837	91,631
-	7,111	-	-	-	10,787	6,281	238,859
-	-	-	-	-	-	-	5,713
-	-	-	-	-	744	1,034	9,813
-	-	67	-	-	8,659	6,477	46,188
-	-	-	-	-	-	-	161,374
-	-	-	-	6,450	11,778	11,293	245,531
-	8,778	8,243	445	55,623	51,583	43,667	1,301,178
-	1,476	(8,243)	(445)	154,271	31,088	(11,566)	(114,638)
-	-	-	-	-	-	-	107,792
36	-	-	-	-	-	1	296
-	-	-	-	-	(62,314)	-	(324,355)
36	-	-	-	-	(62,314)	1	(216,267)
36	1,476	(8,243)	(445)	154,271	(31,226)	(11,565)	(330,905)
-	-	91,413	-	-	-	9,056	100,469
36	1,476	83,170	(445)	154,271	(31,226)	(2,509)	(230,436)
103,325	(2,492)	-	(2,699)	(207,486)	(75,792)	375,712	1,404,092
$ 103,361	$ (1,016)	$ 83,170	$ (3,144)	$ (53,215)	$ (107,018)	$ 373,203	$ 1,173,656

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Cash Flows
Business Activities
For the Year Ended March 31, 2015

	Trailer Park	LC-35	Percy Avenue
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	$ 43,655	$ 144,797	$ 48,069
Payments to suppliers	(18,995)	(44,351)	(21,273)
Payments to employees	(13,049)	(1,749)	(13,068)
Net Cash Provided (Used) by Operating Activities	11,611	98,697	13,728
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Intergovernmental revenues received	-	128,484	-
Interfund loans received	86,000	113,659	74,930
Interfund loans made	-	-	-
Interfund loans repaid	(97,611)	(262,734)	(88,183)
Interfund loan repayments received	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	(11,611)	(20,591)	(13,253)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition of capital assets	-	-	-
Proceeds of debt	-	-	-
Principal paid on debt	-	(23,255)	-
Interest paid on debt	-	(55,042)	-
Net Cash Provided (Used) by Capital and Related Financing Activities	-	(78,297)	-
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	-	192	-
Net Cash Provided (Used) by Investing Activities	-	192	-
Net Increase (Decrease) in Cash and Cash Equivalents	-	1	475
Balances - Beginning of the Year	-	450	1,650
Balances - End of the Year	$ -	$ 451	$ 2,125

Kingwood Commons	Neighborhood Stabilization #3 Admin	Neighborhood Stabilization Admin	Home 2 Families Admin	Butte View Estates Admin	Nonprofit Admin	Coldweather Shelter	Transitional Trailer
$ 467,557	$ (954)	$ 7,982	$ 62,650	$ -	$ 67,342	$ -	$ 8,415
(317,234)	-	-	(280)	-	-	(195)	(921)
(138,171)	-	(6,422)	(29,834)	-	(62,908)	-	-
12,152	(954)	1,560	32,536	-	4,434	(195)	7,494
-	-	1,150	5,550	-	5,090	-	-
687,658	-	-	-	-	-	21,571	-
-	(13,031)	(3,256)	(56,987)	-	(6,591)	-	(18,213)
(546,639)	-	-	-	-	(2,933)	(21,376)	-
-	13,985	546	18,901	-	-	-	10,719
141,019	954	(1,560)	(32,536)	-	(4,434)	195	(7,494)
(10,730)	-	-	-	-	-	-	-
2,487,500	-	-	-	-	-	-	-
(2,837,066)	-	-	-	-	-	-	-
(198,749)	-	-	-	-	-	-	-
(559,045)	-	-	-	-	-	-	-
67	-	-	-	-	-	-	-
67	-	-	-	-	-	-	-
(405,807)	-	-	-	-	-	-	-
523,989	-	-	-	-	-	-	-
$ 118,182	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Continued (Page 1 of 4)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Cash Flows
Business Activities
For the Year Ended March 31, 2015

	Nevada County Section 8	Payroll Allocations	Heather Glenn Admin
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	$ -	$ -	$ 4,760
Payments to suppliers	-	(615)	(2,204)
Payments to employees	-	-	(3,734)
Net Cash Provided (Used) by Operating Activities	-	(615)	(1,178)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Intergovernmental revenues received	-	-	-
Interfund loans received	-	-	1,178
Interfund loans made	(73,420)	-	-
Interfund loans repaid	-	-	-
Interfund loan repayments received	73,420	615	-
Net Cash Provided (Used) by Noncapital Financing Activities	-	615	1,178
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition of capital assets	-	-	-
Proceeds of debt	-	-	-
Principal paid on debt	-	-	-
Interest paid on debt	-	-	-
Net Cash Provided (Used) by Capital and Related Financing Activities	-	-	-
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	-	-	-
Net Cash Provided (Used) by Investing Activities	-	-	-
Net Increase (Decrease) in Cash and Cash Equivalents	-	-	-
Balances - Beginning of the Year	-	-	-
Balances - End of the Year	$ -	$ -	$ -

Planning	Maple Park Admin	Kristen Court Apartments	Healthy Housing, LLC	Development Projects	Trio	Building Better Partnerships Inc.	Totals
$ -	$ 10,254	$ -	$ -	$ 209,894	$ 82,671	$ 31,174	$ 1,188,266
-	(56)	(8,243)	(445)	(69,373)	(27,027)	(26,921)	(538,133)
-	(8,722)	-	-	(373)	(28)	(4,657)	(282,715)
-	1,476	(8,243)	(445)	140,148	55,616	(404)	367,418
-	(1,197)	-	-	-	-	550	139,627
-	3,864	8,243	3,144	166,050	58,155	-	1,224,452
(103,361)	-	-	-	(6,486)	-	-	(281,345)
-	(4,143)	-	(2,699)	(242,691)	(56,437)	-	(1,325,446)
103,325	-	-	-	-	-	4,268	225,779
(36)	(1,476)	8,243	445	(83,127)	1,718	4,818	(16,933)
-	-	-	-	(57,021)	(534,846)	-	(602,597)
-	-	-	-	-	534,846	-	3,022,346
-	-	-	-	-	-	-	(2,860,321)
-	-	-	-	-	(57,334)	-	(311,125)
-	-	-	-	(57,021)	(57,334)	-	(751,697)
36	-	-	-	-	-	2	297
36	-	-	-	-	-	2	297
-	-	-	-	-	-	4,416	(400,915)
-	-	-	-	-	-	1,750	527,839
$ -	$ -	$ -	$ -	$ -	$ -	$ 6,166	$ 126,924

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Cash Flows
Business Activities
For the Year Ended March 31, 2015

	Trailer Park	LC-35	Percy Avenue
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating income (loss)	$ 11,404	$ (138,230)	$ (2,895)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Amortization and depreciation	2,182	44,461	18,251
Decrease (increase) in:			
Accounts receivable - tenants, net	(95)	419	(104)
Deposits	-	-	-
Increase (decrease) in:			
Accounts payable	(658)	(14,942)	(696)
Prepaid tenant rent	63	-	(17)
Accrued salaries and benefits	(19)	29,925	(80)
Security deposits payable	-	(400)	875
OPEB liability	(654)	110,497	(1,296)
Compensated absences payable	(612)	66,967	(310)
Net Cash Provided (Used) by Operating Activities	$ 11,611	$ 98,697	$ 13,728
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES			
Contribution of capital assets	$ -	$ -	$ -

Kingwood Commons	Neighborhood Stabilization #3 Admin	Neighborhood Stabilization Admin	Home 2 Families Admin	Butte View Estates Admin	Nonprofit Admin	Coldweather Shelter	Transitional Trailer
$ (227,897)	$ 3,486	$ 11,096	$ 37,689	$ 1,917	$ 16,654	$ (1)	$ 7,424
312,490	-	-	-	-	-	-	-
(1,557)	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
(63,626)	-	-	38	-	-	(194)	(5)
2,016	(954)	(1,218)	-	-	-	-	-
(497)	-	-	(735)	-	(1,178)	-	-
3,550	-	-	-	-	-	-	75
(10,843)	(1,219)	(5,407)	(3,095)	(1,917)	(6,815)	-	-
(1,484)	(2,267)	(2,911)	(1,361)	-	(4,227)	-	-
$ 12,152	$ (954)	$ 1,560	$ 32,536	$ -	$ 4,434	$ (195)	$ 7,494
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Continued (Page 3 of 4)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Cash Flows
Business Activities
For the Year Ended March 31, 2015

	Nevada County Voucher Program	Payroll Allocations	Heather Glenn Admin
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating income (loss)	$ -	$ (1)	$ (1,865)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Amortization and depreciation	-	-	-
Decrease (increase) in:			
Accounts receivable - tenants, net	-	-	-
Deposits	-	-	-
Increase (decrease) in:			
Accounts payable	-	(614)	110
Prepaid tenant rent	-	-	-
Accrued salaries and benefits	-	-	-
Security deposits payable	-	-	-
OPEB liability	-	-	406
Compensated absences payable	-	-	171
Net Cash Provided (Used) by Operating Activities	$ -	$ (615)	$ (1,178)
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES			
Contribution of capital assets	$ -	$ -	$ -

Planning	Maple Park Admin	Kristin Court Apartments	Healthy Housing, LLP	Development Projects	Trio	Building Better Partnerships Inc.	Totals
$ -	$ 1,476	$ (8,243)	$ (445)	$ 154,271	$ 31,088	$ (11,566)	$ (114,638)
-	-	-	-	6,450	11,778	11,293	406,905
-	-	-	-	-	-	(461)	(1,798)
-	-	-	-	-	3,444	-	3,444
-	-	-	-	(1,200)	9,334	978	(71,475)
-	-	-	-	-	-	34	(76)
-	-	-	-	(3,836)	-	(84)	23,496
-	-	-	-	-	-	(500)	3,600
-	-	-	-	(5,829)	(28)	45	73,845
-	-	-	-	(9,708)	-	(143)	44,115
$ -	$ 1,476	$ (8,243)	$ (445)	$ 140,148	$ 55,616	$ (404)	$ 367,418
$ -	$ -	$ 91,413	$ -	$ -	$ -	$ 9,056	$ 100,469

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Net Position
State/Local
March 31, 2015

	Migrant	Community Development	Mental Health Housing Services
ASSETS			
Current Assets:			
Cash and investments	$ 123,387	$ 98,094	$ 21,815
Accounts receivable - tenants, net	3,363	-	25
Accounts receivable - operating reimbursement	88,670	9,273	-
Due from other funds	26,881	-	-
Total Current Assets	242,301	107,367	21,840
Noncurrent Assets:			
Nondepreciable assets	-	-	45,317
Depreciable assets, net	1,103	1,026	258,280
Total Noncurrent Assets	1,103	1,026	303,597
Total Assets	243,404	108,393	325,437
LIABILITIES			
Current Liabilities:			
Accounts payable	12,756	747	993
Prepaid tenant rent	-	-	25
Accrued salaries and benefits	-	-	157
Security deposits payable	-	-	1,025
Due to other funds	-	-	-
Unearned revenues	-	75,911	-
Compensated absences payable	-	-	148
Total Current Liabilities	12,756	76,658	2,348
Noncurrent Liabilities:			
OPEB liability	-	-	580
Compensated absences - net of current portion	-	-	151
Total Noncurrent Liabilities	-	-	731
Total Liabilities	12,756	76,658	3,079
NET POSITION			
Net investment in capital assets	1,103	1,026	303,597
Restricted	-	-	-
Unrestricted	229,545	30,709	18,761
Total Net Position	$ 230,648	$ 31,735	$ 322,358

Mental Health Services Act	814 F Street #1-4	FSS Program - Yuba County	Neighborhood Stabilization Program	Totals
$ -	$ 41,123	$ -	$ 83,068	$ 367,487
-	-	-	2,214	5,602
-	-	-	-	97,943
-	-	-	-	26,881
-	41,123	-	85,282	497,913
-	-	-	736,073	781,390
-	-	-	2,502,539	2,762,948
-	-	-	3,238,612	3,544,338
-	41,123	-	3,323,894	4,042,251
-	10	-	4,420	18,926
-	-	-	42	67
-	-	-	-	157
-	-	-	10,500	11,525
12,773	-	180	13,928	26,881
-	-	-	-	75,911
-	-	-	-	148
12,773	10	180	28,890	133,615
-	-	-	-	580
-	-	-	-	151
-	-	-	-	731
12,773	10	180	28,890	134,346
-	-	-	3,238,612	3,544,338
-	-	-	56,392	56,392
(12,773)	41,113	(180)	-	307,175
$ (12,773)	$ 41,113	$ (180)	$ 3,295,004	$ 3,907,905

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Revenues, Expenses, and Changes in Net Position
State/Local
For the Year Ended March 31, 2015

	Migrant	Community Development	Mental Health Housing Services
OPERATING REVENUES			
Dwelling rents	$ -	$ -	$ 24,609
Other tenant revenue	-	-	154
Other revenue	-	1,960	-
Total Operating Revenues	-	1,960	24,763
OPERATING EXPENSES			
Administrative	51,115	234,698	6,816
Tenant services	2,726	-	-
Utilities	53,555	90	8,912
Maintenance	115,727	3,456	7,715
Insurance premiums	3,307	683	486
Other general expenses	13,025	9	536
Depreciation	73	68	11,237
Total Operating Expenses	239,528	239,004	35,702
Operating Income (Loss)	(239,528)	(237,044)	(10,939)
NON-OPERATING REVENUES (EXPENSES)			
Intergovernmental revenue	344,839	337,516	-
Interest income	81	-	6
Total Non-operating Revenue (Expenses)	344,920	337,516	6
Income (Loss) Before Transfers	105,392	100,472	(10,933)
Capital contribution	-	-	-
Change in Net Position	105,392	100,472	(10,933)
Total Net Position - Beginning	125,256	(68,737)	333,291
Total Net Position - Ending	$ 230,648	$ 31,735	$ 322,358

Mental Health Services Act	814 F Street #1-4	FSS Program - Yuba County	Neighborhood Stabilization Program	Totals
$ -	$ -	$ -	$ 155,439	$ 180,048
-	-	-	2,159	2,313
-	25,020	-	366	27,346
-	25,020	-	157,964	209,707
(3,717)	17,146	-	127,583	433,641
-	-	180	-	2,906
-	-	-	21,151	83,708
-	300	-	58,807	186,005
-	-	-	2,317	6,793
(2,257)	-	-	5,669	16,982
-	-	-	41,894	53,272
(5,974)	17,446	180	257,421	783,307
5,974	7,574	(180)	(99,457)	(573,600)
-	33,539	-	140,528	856,422
-	-	-	24	111
-	33,539	-	140,552	856,533
5,974	41,113	(180)	41,095	282,933
-	-	-	1,724,373	1,724,373
5,974	41,113	(180)	1,765,468	2,007,306
(18,747)	-	-	1,529,536	1,900,599
$ (12,773)	$ 41,113	$ (180)	$ 3,295,004	$ 3,907,905

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Cash Flows
State/Local
For the Year Ended March 31, 2015

	Migrant	Community Development	Mental Health Housing Services
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	$ (103)	$ 1,960	$ 25,301
Payments to suppliers	(364,145)	(11,387)	(17,689)
Payments to employees	(157,597)	(277,413)	(6,669)
Net Cash Provided (Used) by Operating Activities	(521,845)	(286,840)	943
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Intergovernmental revenues received	438,818	407,259	-
Interfund loans received	-	-	-
Interfund loans made	(26,881)	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	411,937	407,259	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition of capital assets	-	-	-
Net Cash Provided (Used) by Capital and Related Financing Activities	-	-	-
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	81	-	6
Net Cash Provided (Used) by Investing Activities	81	-	6
Net Increase (Decrease) in Cash and Cash Equivalents	(109,827)	120,419	949
Balances - Beginning of the Year	233,214	(22,325)	20,866
Balances - End of the Year	$ 123,387	$ 98,094	$ 21,815

Mental Health Services Act	814 F Street #1-4	FSS Program - Yuba County	Neighborhood Stabilization Program	Totals
$ -	$ 25,020	$ -	$ 161,816	$ 213,994
(838)	(1,101)	(180)	(99,173)	(494,513)
-	(16,335)	-	(139,694)	(597,708)
(838)	7,584	(180)	(77,051)	(878,227)
-	33,539	-	165,153	1,044,769
12,773	-	180	13,928	26,881
-	-	-	-	(26,881)
12,773	33,539	180	179,081	1,044,769
-	-	-	(23,603)	(23,603)
-	-	-	(23,603)	(23,603)
-	-	-	24	111
-	-	-	24	111
11,935	41,123	-	78,451	143,050
(11,935)	-	-	4,617	224,437
$ -	$ 41,123	$ -	$ 83,068	$ 367,487

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Cash Flows
State/Local
For the Year Ended March 31, 2015

	Migrant	Community Development	Mental Health Housing Services
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating income (loss)	$ (239,528)	$ (237,044)	$ (10,939)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Amortization and depreciation	73	68	11,237
Decrease (increase) in:			
Accounts receivable - tenants, net	(63)	-	732
Increase (decrease) in:			
Accounts payable	(245,012)	447	171
Prepaid tenant rent	(151)	-	18
Accrued salaries and benefits	(3,986)	(4,325)	26
Security deposits payable	111	-	(212)
OPEB liability	(23,100)	(40,118)	(116)
Compensated absences payable	(10,189)	(5,868)	26
Net Cash Provided (Used) by Operating Activities	$ (521,845)	$ (286,840)	$ 943
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES			
Contribution of capital assets	$ -	$ -	$ -

Mental Health Services Act	814 F Street #1-4	FSS Program - Yuba County	Neighborhood Statbilization Program	Totals
$ 5,974	$ 7,574	$ (180)	$ (99,457)	$ (573,600)
-	-	-	41,894	53,272
-	-	-	(538)	131
-	10	-	(5,777)	(250,161)
-	-	-	40	(93)
(1,189)	-	-	(3,595)	(13,069)
-	-	-	4,350	4,249
(3,366)	-	-	(6,659)	(73,359)
(2,257)	-	-	(7,309)	(25,597)
$ (838)	$ 7,584	$ (180)	$ (77,051)	$ (878,227)
$ -	$ -	$ -	$ 1,724,373	$ 1,724,373

Continued (Page 2 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Fiduciary Net Position
March 31, 2015

	815 Bridge Street	899 Bridge Street	925 Bridge Street	1082 McCollum Avenue
ASSETS				
Current Assets:				
Cash and investments	$ 941	$ 36,059	$ 12,503	$ 21,152
Accounts receivable - tenants, net	(239)	640	313	-
Total Current Assets	702	36,699	12,816	21,152
Total Assets	702	36,699	12,816	21,152
LIABILITIES				
Current Liabilities:				
Accounts payable	637	102	102	245
Prepaid tenant rent	25	-	-	15
Security deposits payable	500	500	525	575
Agency obligations	(460)	36,097	12,189	20,317
Total Current Liabilities	702	36,699	12,816	21,152
Total Liabilities	$ 702	$ 36,699	$ 12,816	$ 21,152

1483 Gray Avenue	529 Main Street	545 Laurel Drive	732 Winslow Avenue	764 Regent Loop	825 Jones Street	829 Bridge Street	847 Chestnut Street
$ 28,143	$ 10,119	$ 25,544	$ 13,041	$ 38,444	$ 31,746	$ 17,260	$ 37,638
-	570	67	2,847	-	-	-	-
28,143	10,689	25,611	15,888	38,444	31,746	17,260	37,638
28,143	10,689	25,611	15,888	38,444	31,746	17,260	37,638
59	102	102	135	175	132	191	102
-	-	-	-	17	-	-	-
500	500	575	525	500	500	525	575
27,584	10,087	24,934	15,228	37,752	31,114	16,544	36,961
28,143	10,689	25,611	15,888	38,444	31,746	17,260	37,638
$ 28,143	$ 10,689	$ 25,611	$ 15,888	$ 38,444	$ 31,746	$ 17,260	$ 37,638

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Fiduciary Net Position
March 31, 2015

	1035 Oakwood Drive	625 Clark Avenue	716 Winslow Avenue	817 Bridge Street
ASSETS				
Current Assets:				
Cash and investments	$ 26,513	$ 15,281	$ 24,621	$ 38
Accounts receivable - tenants, net	-	-	885	-
Total Current Assets	26,513	15,281	25,506	38
Total Assets	26,513	15,281	25,506	38
LIABILITIES				
Current Liabilities:				
Accounts payable	102	116	102	107
Prepaid tenant rent	20	-	2	-
Security deposits payable	500	575	500	500
Agency obligations	25,891	14,590	24,902	(569)
Total Current Liabilities	26,513	15,281	25,506	38
Total Liabilities	$ 26,513	$ 15,281	$ 25,506	$ 38

833 Bridge Street	614 Clark Avenue	590 Washington Avenue	Totals
$ (11,130)	$ 19,511	$ (29,991)	$ 317,433
436	179	328	6,026
(10,694)	19,690	(29,663)	323,459
(10,694)	19,690	(29,663)	323,459
102	105	105	2,823
-	157	-	236
575	500	500	9,950
(11,371)	18,928	(30,268)	310,450
(10,694)	19,690	(29,663)	323,459
$ (10,694)	$ 19,690	$ (29,663)	$ 323,459

Continued (Page 2 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Changes in Fiduciary Net Position
For the Year Ended March 31, 2015

	815 Bridge Street	899 Bridge Street	925 Bridge Street	1082 McCollum Avenue
OPERATING REVENUES				
Dwelling rents	$ 6,901	$ 12,960	$ 7,219	$ 10,660
Other tenant revenue	25	180	149	243
Interest income	3	5	4	151
Total Operating Revenues	6,929	13,145	7,372	11,054
OPERATING EXPENSES				
Administrative	1,865	2,275	2,312	1,825
Utilities	1,579	1,117	1,278	1,145
Maintenance	2,743	16,471	11,432	2,166
Insurance premiums	2	2	2	2
Other general expenses	-	-	-	-
Total Operating Expenses	6,189	19,865	15,024	5,138
Change in Net Assets	740	(6,720)	(7,652)	5,916
Total Agency Obligations - Beginning	(1,200)	42,817	19,841	14,401
Total Agency Obligations - Ending	$ (460)	$ 36,097	$ 12,189	$ 20,317

1483 Gray Avenue	529 Main Street	545 Laurel Drive	732 Winslow Avenue	764 Regent Loop	825 Jones Street	829 Bridge Street	847 Chestnut Street
$ 10,716	$ 9,759	$ 11,976	$ 8,690	$ 12,162	$ 11,340	$ 8,712	$ 11,340
20	1,077	95	459	25	-	-	-
4	2	2	6	5	4	19	6
10,740	10,838	12,073	9,155	12,192	11,344	8,731	11,346
1,800	2,021	1,800	1,837	1,825	1,825	1,862	1,825
1,084	1,207	1,278	1,152	1,377	1,029	1,285	1,034
3,490	14,528	2,685	4,499	3,009	2,212	4,096	2,320
2	2	2	2	2	2	2	2
-	-	-	1,112	-	-	-	-
6,376	17,758	5,765	8,602	6,213	5,068	7,245	5,181
4,364	(6,920)	6,308	553	5,979	6,276	1,486	6,165
23,220	17,007	18,626	14,675	31,773	24,838	15,058	30,796
$ 27,584	$ 10,087	$ 24,934	$ 15,228	$ 37,752	$ 31,114	$ 16,544	$ 36,961

Continued (Page 1 of 2)

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Combining Statement of Changes in Fiduciary Net Position
For the Year Ended March 31, 2015

	1035 Oakwood Drive	625 Clark Avenue	716 Winslow Avenue	817 Bridge Street
OPERATING REVENUES				
Dwelling rents	$ 11,340	$ 11,028	$ 13,200	$ 6,844
Other tenant revenue	6	-	130	386
Interest income	65	1	3	-
Total Operating Revenues	11,411	11,029	13,333	7,230
OPERATING EXPENSES				
Administrative	1,825	2,598	1,800	1,947
Utilities	1,137	1,242	1,377	801
Maintenance	1,706	10,913	1,957	4,067
Insurance premiums	2	2	2	2
Other general expenses	-	-	-	-
Total Operating Expenses	4,670	14,755	5,136	6,817
Change in Net Assets	6,741	(3,726)	8,197	413
Total Agency Obligations - Beginning	19,150	18,316	16,705	(982)
Total Agency Obligations - Ending	$ 25,891	$ 14,590	$ 24,902	$ (569)

833 Bridge Street	614 Clark Avenue	590 Washington Avenue	Totals
$ 9,000	$ 12,588	$ 6,422	$ 192,857
471	219	20	3,505
4	3	2	289
9,475	12,810	6,444	196,651
1,850	1,800	2,920	37,812
1,064	1,176	971	22,333
4,015	2,303	2,432	97,044
2	2	-	36
-	-	1,164	2,276
6,931	5,281	7,487	159,501
2,544	7,529	(1,043)	37,150
(13,915)	11,399	(29,225)	273,300
$ (11,371)	$ 18,928	$ (30,268)	$ 310,450

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SMITH & NEWELL

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S MANAGEMENT LETTER

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

In planning and performing our audit of the financial statements of Regional Housing Authority of Sutter and Nevada Counties, (the Authority) as of and for the year ended March 31, 2015, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing an opinion on the financial statements but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do no express an opinion on the effectiveness of the Authority's internal control.

During our audit we noted certain matters involving internal control and other operational matters that are presented for your consideration. These comments and recommendations, all of which have been discussed with the appropriate members of management, are intended to improve internal control or result in other operating efficiencies and are described in the attached appendix.

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

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

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

Smith & Newell, CPAs
Yuba City, California
September 30, 2015

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Appendix A: Management Letter Comments
For the Fiscal Year Ended March 31, 2015

CURRENT YEAR FINDINGS AND RECOMMENDATIONS

Year End Closing Process

Condition

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

Cause

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

Criteria

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

Effect of Condition

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

Recommendation

We recommend that the Authority strive to record all adjustments in a timely manner so that required adjustments can be recorded prior to the start of the annual audit.

Corrective Action Plan

Although it is the Housing Authority's intent to ensure all data is posted to the agency's database prior to the annual audit, the following events are noted:

- OPEB - The ending balance of the previous 5-year actuarial did not match the beginning balance of the new actuarial. The actuarial company was contacted and after providing a revised schedule, appropriate adjustments were made to the general ledger.
- Accrued Compensated Absences Long-Term - Minor adjustments to current versus long-term values were required that did not affect the combined total.
- Retentions - In the past, the Housing Authority has not recorded the retention portion of a major contract until payment is due. Steps have been taken to ensure future postings are made at the time of invoicing.
- Maple Park Investment - The Housing Authority's investment was posted to the trial balance.

CURRENT YEAR FINDINGS AND RECOMMENDATIONS (CONTINUED)

Year End Closing Process (Continued)

Corrective Action Plan (Continued)

- Net investment in capital assets - Minor calculations to net investment in capital assets versus actual balances were required that did not affect the combined total.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Appendix A: Management Letter Comments
For the Fiscal Year Ended March 31, 2015

STATUS OF PRIOR YEAR RECOMMENDATIONS

Year End Closing Process

Prior Year Recommendation

We recommend that the Authority strive to record all adjustments in a timely manner so that required adjustments can be recorded prior to the start of the annual audit.

Status of Prior Year Recommendation

In Progress

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES,
CALIFORNIA

SINGLE AUDIT ACT
REPORTS AND SCHEDULES
FOR THE YEAR ENDED
MARCH 31, 2015

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Single Audit Act
For the Year Ended March 31, 2015

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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 of Sutter and Nevada Counties
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 and each major fund of Regional Housing Authority of Sutter and Nevada Counties, as of and for the year ended March 31, 2015, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated September 30, 2015.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Authority's internal control over financial reporting (internal control) to determine the 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.

Our consideration of internal control was for the limited purpose described in the previous paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying Schedule of Findings and Questioned Costs we identified certain deficiencies in internal control that we consider to be a material weakness and a significant deficiency.

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. We consider the deficiency described in the accompanying Schedule of Findings and Questioned Costs to be a material weakness. (2015-001)

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

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. We consider the deficiency described in the accompanying Schedule of Findings and Questioned Costs to be a significant deficiency. (2015-002)

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 determination of financial statement amounts. 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.

Authority's Response to Findings

The Regional Housing Authority of Sutter and Nevada Counties' response to the findings identified in our audit are described in the accompanying Schedule of Findings and Questioned Costs. The Authority's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

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
September 30, 2015

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY OMB CIRCULAR A-133

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

Report on Compliance for Each Major Federal Program

We have audited Regional Housing Authority of Sutter and Nevada Counties' compliance with the types of compliance requirements described in the OMB Circular A-133 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, 2015. 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 the requirements of laws, regulations, contracts, and grants 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 OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations. Those standards and OMB Circular A-133 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.

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

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, 2015.

Other Matters

The results of our auditing procedures disclosed no instances of noncompliance, which are required to be reported in accordance with OMB Circular A-133.

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 OMB Circular A-133, 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 OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

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

Report on Schedule of Expenditures of Federal Awards Required by OMB Circular A-133

We have audited the financial statements of the business-type activities and each major fund of Regional Housing Authority of Sutter and Nevada Counties, as of and for the year ended March 31, 2015 and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements. We issued our report thereon dated September 30, 2015, 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 OMB Circular A-133 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
September 30, 2015

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Schedule of Expenditures of Federal Awards
For the Year Ended March 31, 2015

Federal Program/Pass Through Program Title	Federal CFDA Number	Federal Agency/ Pass-Through Entity Identifying Number	Disburse-ments/ Expenditures
U.S. Department of Agriculture			
Direct Program:			
Rural Rental Assistance Payments	10.427	04-051-0946003474	$ 1,300,203
Total U.S. Department of Agriculture			1,300,203
U.S. Department of Housing and Urban Development			
Direct Program:			
Public and Indian Housing	14.850	CA 048-000032-14D	344,284
Public and Indian Housing	14.850	CA 048-000032-15D	74,132
Public and Indian Housing	14.850	CA 048-000022-15D	32,438
Subtotal 14.850			450,854
Family Self-Sufficiency Program	14.896	CA 048-FSH083014	12,885
Family Self-Sufficiency Program	14.896	CA 107-FSH090A014	13,749
Subtotal 14.850			26,634
Section 8 Housing Choice Vouchers	14.871	CA048VO	6,683,187
Public Housing Capital Fund	14.872	CA-30-P048501-14	228,755
Total U.S. Department of Housing and Urban Development			7,389,430
Total Expenditures of Federal Awards			$ 8,689,633

See the accompanying notes to the Schedule of Expenditures of Federal Awards.

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Schedule of Expenditures of Federal Awards
For the Year Ended March 31, 2015

1. REPORTING ENTITY

The accompanying Schedule of Expenditures of Federal Awards presents the activity of all federal financial assistance programs of the Regional Housing Authority of Sutter and Nevada Counties. The Regional Housing Authority of Sutter and Nevada Counties 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.

2. BASIS OF ACCOUNTING

Basis of accounting refers to when revenues and expenditures or 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's financial statements.

3. RELATIONSHIP TO FEDERAL FINANCIAL REPORTS

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

4. RELATIONSHIP TO BASIC FINANCIAL STATEMENTS

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

5. 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.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Schedule of Findings and Questioned Costs
For the Year Ended March 31, 2015

I. SECTION I - SUMMARY OF AUDITOR'S RESULTS

Financial Statements	Status
1. Type of auditor's report issued	Unqualified
2. Internal controls over financial reporting:	
a. Material weaknesses identified?	Yes
b. Significant deficiencies identified not considered to be material weaknesses?	Yes
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 not considered to be material weaknesses?	No
2. Type of auditor's report issued on compliance for major programs:	Unqualified
3. Any audit findings disclosed that are required to be reported in accordance with OMB Circular A-133 Section 510(a)?	No
4. Identification of major programs: 14.871 Section 8 Housing Choice Vouchers	
5. Dollar threshold used to distinguish between Type A and Type B programs?	$ 300,000
6. Auditee qualified as a low-risk auditee under OMB Circular A-133, Section 530?	No

SECTION II - FINANCIAL STATEMENT FINDINGS

Prior Period Adjustment	2015-001
FSS Escrow Deposits Payable	2015-002

SECTION III - FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None Reported

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Schedule of Findings and Questioned Costs
For the Year Ended March 31, 2015

2015-001 Prior Period Adjustments (Material Weakness)

Condition

During our audit we noted that the Authority made material prior period adjustments to correct a prior year allowance for doubtful accounts related to Housing Choice Voucher fraud recovery. A prior period adjustment was also required to record the Authority's investment in the Maple Park I, Limited Partnership.

Cause

In the current year the Authority made adjustments to balances reported for allowance for doubtful accounts related to Housing Choice Voucher fraud recovery as directed by HUD. In addition, the Authority had not recorded its investment in the Maple Park I, Limited Partnership.

Criteria

An effective internal control system including accounting policies and procedures is necessary to provide reasonable assurance for the completeness of accounting records and proper year end closing.

Effect of Condition

Business-type activities fund beginning net position and enterprise fund beginning net position were restated as of April 1, 2014.

Recommendation

We recommend that the Authority continue to improve its internal control system and its policies and procedures in reviewing detail general ledger accounts for accuracy.

Corrective Action Plan

RHASNC was requested by HUD to change their process on how fraud recovery is posted. In the past, the total amount due was posted as a debit to Accounts Receivable and a credit to Revenue. In the future, the total amount due will continue to be posted as a debit to Accounts Receivable, however, there will now be an offset to Fraud Recovery (a liability account) until actual payment is received, at which time the revenue will be recognized. The net result is that only actual collections will be posted to the Income Statement. This change could result in less revenue being posted annually to the HCV program Income Statement, however, eventually the entire amount will appear as revenue.

Maple Park was developed with donated land from RHASNC. When the project was completed, a review as to whether or not RHASNC held interest in the property was researched and when it was determined that there was a recordable interest, an entry was made to the RHASNC balance sheet.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Schedule of Findings and Questioned Costs
For the Year Ended March 31, 2015

2015-002 FSS Escrow Deposits Payable (Significant Deficiency)

Condition

During our audit we noted that FSS escrow deposits payable were overstated by $26,967.

Cause

The Authority did not properly reconcile the FSS escrow deposits payable account to the supporting schedule and remove deposits for amounts that had been forfeited.

Criteria

Good internal control requires that monies held for FSS escrow deposits be reconciled to the general ledger on a monthly basis and any amounts forfeited be properly recorded.

Effect of Condition

By not reconciling monies held for FSS escrow deposits to the general ledger on a monthly basis the possibility of errors and irregularities occurring and not being detected is increased.

Recommendation

We recommend that the Authority reconcile the FSS escrow deposits payable on a monthly basis and record any adjustments in the proper period.

Corrective Action Plan

The FSS escrow account was over funded by $26,967 due to participants leaving the program and their escrow funds not being transferred back to the HAP bank account where they originated. Although there was a process in place, it had not been followed. Funds have now been transferred and training provided to staff monitoring this program.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Schedule of Prior Year Findings and Questioned Costs
For the Year Ended March 31, 2015

Audit Reference	Status of Prior Year Audit Recommendations
2014-001	**Debt Issuance**

Recommendation

We recommend that all debt and liabilities and capital assets be properly recorded in the general ledger prior to the start of the annual audit. We further recommend that the Authority implement policies and procedures to ensure that financial documents such as bond and loan issuances and capital asset acquisitions be routed to the finance department to facilitate the proper recording of assets and liabilities in the general ledger.

Status

Implemented