



REGIONAL HOUSING AUTHORITY

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

1455 Butte House Road • Yuba City, CA 95993

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

www.RegionalHA.org

January 27, 2022


TO: Chairperson Kent Boes
Vice-Chairperson Randy Fletcher
Commissioner Tony Kurlan
Commissioner Dan Miller
Commissioner Sue Hoek
Commissioner Denise Conrado
Commissioner Jeramy Chapdelaine
Commissioner Bob Woten
Commissioner Suzanne Gallaty
Commissioner Marc Boomgaarden
Commissioner Nicholas Micheli
Commissioner Doug Lofton
Commissioner John Loudon
Commissioner Manny Cardoza
Legal Counsel Brant Bordsen

Sutter County Board of Supervisors
Nevada County Board of Supervisors
Yuba County Board of Supervisors
Colusa County Board of Supervisors
City Council, Live Oak
City Council, Yuba City
City Council, Colusa
Duane Oliveira, General Counsel Emeritus
Appeal-Democrat
PEU Local #1
Judy Sanchez, City of Yuba City
The Union

NOTICE OF REGULAR MEETING

February 2, 2022

You are hereby notified that the Commissioners of the Regional Housing Authority are called to meet in Regular Session at **12:15 PM on Wednesday, February 2, 2022, at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.**



Gustavo Becerra
Executive Director

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

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

February 2, 2022, 12:15 PM

- A. CALL TO ORDER: ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. PUBLIC PARTICIPATION: Members of the public shall be provided with an opportunity to address the Board on items of interest that are within the subject matter jurisdiction of the Board. Any member of the audience who may wish to bring something before the Board that is not on the agenda may do so at this time; however, State law provides that no action may be taken on any item not appearing on the posted Agenda. Persons who wish to address the Board during public comment or with respect to an item that is on the agenda, will be limited to three (3) minutes.
- D. AWARDS AND PRESENTATIONS:
 - 1. Family Self-Sufficiency Graduate Emily Wood
Josie Alcaraz, FSS Coordinator
- E. EXECUTIVE SESSION: NONE
May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
- F. CONSENT CALENDAR: All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that the Board votes on the motion unless members of the Board request specific items to be discussed or removed from the Consent Calendar for individual action.
 - 2. Recommend the Approval of Minutes – December 15, 2021 pg. 1
 - 3. Resolution 22-1733 – Family Self-Sufficiency Graduate Emily Wood pg. 5
 - 4. Recommend Establishing the Findings to Allow the Board to meet virtually if they elect to do so pg. 6
 - 5. Recommend the Approval New Position of HQS Housing Inspector and Approval of Changes to Organizational Chart pg. 8

6. Resolution 22-1734 – PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed	pg. 14
7. Resolution 22-1735 – PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan	pg. 17
8. Resolution 22-1736 – Civil Rights Certification	pg. 26
9. Recommend the Approval of Updated Omnibus Agreement	pg.28
G. OLD BUSINESS: Discussion/Possible Action: NONE	
H. NEW BUSINESS: Discussion/Possible Action:	
10. Resolution 22-1737 – Recognition and Appreciation for the Diligent Service of Shon Harris Kent Boes, Chairperson	pg. 35
11. Resolution 22-1738 – Recognition and Appreciation for the Diligent Service of Rebecca Flores Gustavo Becerra, Executive Director	pg. 36
12. Resolution 22-1739 – Recognition and Appreciation for the Diligent Service of Glenn Easton Gustavo Becerra, Executive Director	pg. 37
13. Recommend the Approval of Budgets for fiscal year ending 2023 Marco Cruz, Chief Financial Officer	pg.38
14. Resolution 22-1740 – Approval of PHA Budget Marco Cruz, Chief Financial Officer	pg. 47
15. Recommend the Approval of Recommended Layoff Gustavo Becerra, Executive Director	pg. 48
I. ADMINISTRATIVE REPORT:	
16. RHA Owned/Managed Properties Occupancy/Eligibility Update Pattra Runge, Occupancy Manager	pg. 49
17. Housing Choice Voucher Occupancy/Eligibility Update Alisha Parker, Occupancy Manager	pg. 51

18. Maintenance Update pg. 53
Tom Goodwin, Operations Manager
19. Finance Update pg. 54
Marco Cruz, Chief Financial Officer
20. Planning and Community Development Update pg. 61
Gustavo Becerra, Executive Director
21. Administrative Update
Gustavo Becerra, Executive Director

J. HOUSING COMMISSIONERS' COMMENTS:

K. NEXT MEETING: February 16, 2022

L. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY
Minutes
Regular Board Meeting
December 15, 2021

ITEM NO. A - CALL TO ORDER:

Chairperson Kent Boes called the meeting to order.

ITEM NO. A - ROLL CALL:

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

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Chairperson Kent Boes led the pledge of allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D. – AWARDS AND PRESENTATIONS: NONE

ITEM NO. E – EXECUTIVE SESSION: NONE

ITEM NO. F.1-5. - CONSENT CALENDAR:

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

Vote: Ayes: Chairperson Kent Boes, Commissioners Manny Cardoza,
Shon Harris, Sue Hoek, Bob Woten, Tony Kurlan, John
Loudon, Nicholas Micheli, Denise Conrado and Suzanne
Gallaty

Nays: None

Abstain: None

Absent: Vice-Chairperson Randy Fletcher, Commissioners Jeramy
Chapdelaine, Dan Miller, Doug Lofton

ITEM NO. G.- OLD BUSINESS: NONE

ITEM NO. H.6- RECOMMEND APPROVAL OF AN ALLOCATION OF HCV ADMINISTRATIVE FEE RESERVES FOR BRUNSWICK COMMONS PROJECT-BASED VOUCHER DEVELOPMENT:

Planning and Community Development Manager Beckie Flores explained the allocation of \$55,000 for Brunswick Commons would allow for more staffing hours to extend coverage in the evenings and weekends.

Commissioner Cardoza made a motion to approve an allocation of \$55,000 from Housing Choice Voucher (HCV) Administrative Fee Reserves to Hospitality House for Brunswick Commons project-based voucher development costs. Commissioner Hoek made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Commissioners Manny Cardoza, Shon Harris, Sue Hoek, Bob Woten, Tony Kurlan, John Loudon, Nicholas Micheli, Denise Conrado and Suzanne Gallaty
Nays: None
Abstain: None
Absent: Vice-Chairperson Randy Fletcher, Commissioners Jeremy Chapdelaine, Dan Miller, Doug Lofton

ITEM NO. H.7- PURCHASE AND SALE AGREEMENT FOR REGIONAL HOUSING AUTHORITY OWNED VACANT LAND IN COLUSA, CA TO BUILDING BETTER PARTNERSHIPS, INC.:

Ms. Flores stated this agreement is for the Rancho Colus project in Colusa, Ca. This project will consist of 49 units, of which 15 units will be for permanent supportive housing. She said staff will be applying for No Place Like Home funds. Ms. Flores shared the Regional Housing Authority will carry the loan and the closing date shall be no later than December 31, 2024, as to give staff a buffer in order to line up the financing.

Commissioner Conrado made a motion to approve the Purchase and Sale Agreement for Regional Housing Authority owned vacant land in Colusa, CA to Building Better Partnerships, Inc. Commissioner Loudon made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Commissioners Manny Cardoza, Shon Harris, Sue Hoek, Bob Woten, Tony Kurlan, John Loudon, Nicholas Micheli, Denise Conrado and Suzanne Gallaty
Nays: None
Abstain: None
Absent: Vice-Chairperson Randy Fletcher, Commissioners Jeremy Chapdelaine, Dan Miller, Doug Lofton

ITEM NO. H.8- RESOLUTION 21-1732 – APPROVAL OF 2021-2023 FISCAL YEAR REHABILITATION CONTRACT BETWEEN THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND REGIONAL HOUSING AUTHORITY:

Executive Director Gustavo Becerra explained the Office of Migrant Services (OMS) program has been underfunded for many years. He said there were some urgent Capital Needs that were addressed a few years ago. Mr. Becerra mentioned this resolution would approve a Standard Agreement with the State of California to receive funds in an amount not to exceed \$1,044,030.00 to provide rehabilitation work on the OMS units. He stated Tom Goodwin, Operations Manager, put together a list of priorities and estimates with the needed projects. Mr. Goodwin said some of the projects include roofs, parking lots, ADD units and funds to rehab the office and turn the current office back into a unit.

Commissioner Kurlan made a motion to approve Resolution 21-1732 – Approval of 2021-2023 fiscal year rehabilitation contract between the State of California Department of Housing and Community Development and Regional Housing Authority. Commissioner Woten made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Kent Boes, Commissioners Manny Cardoza, Shon Harris, Sue Hoek, Bob Woten, Tony Kurlan, John Loudon, Nicholas Micheli, Denise Conrado and Suzanne Gallaty
Nays: None
Abstain: None
Absent: Vice-Chairperson Randy Fletcher, Commissioners Jeremy Chapdelaine, Dan Miller, Doug Lofton

ITEM NO. I.9. – ADMINISTRATIVE UPDATE:

Mr. Becerra wished everyone a happy holiday and said this would be the last meeting for the year.

ITEM NO. J - HOUSING COMMISSIONERS' COMMENTS:

Commissioner Loudon wished everyone a great holiday. He said it is glad to see the Colusa projects moving forward. Commissioner Loudon also shared how impressed he is with staff.

Commissioner Micheli wished everyone a Merry Christmas and a Happy New Year.

Commissioner Woten said it has been a good year and gave thanks to staff. He also wished everyone a Merry Christmas and a Happy New Year.

Commissioner Kurlan also wished everyone a Merry Christmas and a Happy New Year.

Commissioner Gallaty also wished everyone a Merry Christmas and a Happy New Year.

Commissioner Cardoza also wished everyone a Merry Christmas and a Happy New Year.

Commissioner Conrado said she is proud to serve on this commission and the work that the Housing Authority does.

Commissioner Hoek said it has been a good year and she enjoys being on this board. She said staff is doing an outstanding job. Commissioner Hoek also wished everyone a Merry Christmas and a Happy New Year.

Commissioner Harris also wished everyone a Merry Christmas. He said he appreciates staff and the hard work and dedication they do.

ITEM NO. K – NEXT MEETING: January 19, 2022

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 12:55 PM.



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RESOLUTION 22-1733

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY EXPRESSING RECOGNITION OF THE ACHIEVEMENTS OF Emily Wood

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

WHEREAS, Emily Wood started in this program on 04/01/2019 and set goals for herself to become independent of government assistance; and happy.

WHEREAS, Emily met her goals by 12/01/2021 and received sufficient earned income to generate an escrow account in the amount of \$7,869.39; and

WHEREAS, Emily Wood has now “graduated” from the FSS program;

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

This Resolution was approved at the regular meeting of the Board of Commissioners, this 2nd day of February, 2022.

Chairperson Kent Boes

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: February 2, 2022
To: Board of Commissioners
From: Jennifer Ruiz, Executive Assistant/HR Coordinator

SUBJECT: Ability to Hold Board Meetings Virtually as per AB361
RECOMMENDATION: Establish the Findings to Allow the Board to meet virtually if they elect to do so
FISCAL IMPACT: N/A

Background

On September 16, 2021, Governor Gavin Newsom signed AB 361 which will go into effect October 1, 2021. AB 361 extends the COVID-19 rules for conducting virtual or teleconference meetings under the Brown Act. In order to utilize the provisions of AB 361, a meeting must be held during a proclaimed state of emergency in which state or local officials have imposed or recommended measures to promote social distancing. The legislative body of the local agency must determine, by majority vote, that meeting in person would present imminent risks to health or safety of attendees.

If a proclaimed state of emergency still exists and the local agency wishes to continue to hold meetings in compliance with AB 361, the following must be done:

1. Within 30 days of the initial virtual or teleconference meeting, make the following findings by majority vote:
 - a. The agency has reconsidered the circumstances of the state of emergency, and
 - b. It either continues to directly impact the ability of members to meet safely in person, or state or local officials continue to impose or recommend measures to promote social distancing
2. Make the same findings by majority vote every 30 days thereafter.

Recommendation

It is recommended that the Board of Commissioners of Regional Housing Authority establish the findings to allow the Board to meeting virtually if they elect to do so as per AB 361.

Prepared by:



Jennifer Ruiz
Executive Assistant/HR Coordinator

Submitted by:



Gustavo Becerra
Executive Director

Regional Housing Authority

Staff Report

Date: February 2, 2022

To: Board of Commissioners

From: Alisha Parker, Occupancy Manager

Subject: HQS Housing Inspector

Recommendation: Approve additional position of HQS Housing Inspector

Fiscal Impact: \$3,710.72 annually

Background:

Currently the Housing Choice Voucher (HCV) Occupancy Department of the Regional Housing Authority is made up of the Occupancy Manager, FSS Coordinator, and four (4) Eligibility Specialists. Currently all inspections are scheduled by the Occupancy Manager and completed by both the manager and staff. There is a need to have one point of contact for both landlords and participants when it comes to inspections, and to have one person dedicated to scheduling and conducting most inspections.

Recommendation:

It is recommended that the Board of Commissioners of Regional Housing Authority approve the new position of HQS Housing Inspector.

Prepared by:



Alisha Parker
Occupancy Manager

Submitted by:



Gustavo Becerra
Executive Director

HOUSING QUALITY STANDARDS (HQS) HOUSING INSPECTOR
Salary \$1,595.77 - \$2,138.51 Bi-Weekly

Class specifications are intended to present a descriptive list of the range of duties performed by employees in the classification. Class specifications are not intended to reflect all duties performed within the job.

DEFINITION

Under general supervision, of the Occupancy Manager, perform and process housing assistance eligibility determinations; ensures resident housing meets quality standards as required by various programs and funding sources; performs housing inspections; informs residents and landlords of necessary repairs and/or related needs; ensures resident safety policies are being followed; and does other work as required.

CLASS CHARACTERISTICS

Positions in this class report to the Occupancy Manager and are journey-level housing inspectors responsible for performing initial, annual, and special inspections for the Housing Choice Voucher program and housing developments owned and operated Housing Authority. Programs shall include but not be limited to: Housing Choice Voucher Program/Section 8; Project Based Vouchers, Affordable Housing, Homes2families, etc. Inspections are to ensure subsidized units meet required housing standards. Incumbents are also responsible for determining initial and continuing eligibility of applicants and recipients in assigned housing assistance program(s) in accordance with technical program regulations and established guidelines

ESSENTIAL FUNCTIONS

The following duties are normal for this position. These are not to be construed as exclusive or all-inclusive. Other related duties may be required and assigned.

- Provides excellent customer service;
- Screen and interviews applicants for housing assistance programs;
- Assists applicants in the completion of necessary forms;
- Gathers, reviews, and verifies documentation required in determining eligibility or continued eligibility for applicant/recipients;
- Gathers, reviews, proofs, and keeps statistical data and records;
- Prepares and sends verification forms;
- Evaluates eligibility status and determines eligibility for assistance and amount of assistance received;
- Notifies applicant/recipient of eligibility determination;
- Issues determinations of eligibility;

- Follows up and audits reviews to insure proper completion and compliance with program;
- Maintains waiting list of eligible applicants;
- Notifies applicant when funding /housing available;
- Prepares required applicant/landlord documents;
- Maintains applicant/recipient files;
- Ability to manage time;
- Schedules appointments;
- Provides general information and answers inquiries regarding assistance programs;
- Research, interpret and apply program regulations;
- Enters data on computer;
- Prepares a variety of correspondence, forms and reports related to housing assistance programs;
- May serve as translator for conducting oral and/or written business in Spanish or Punjabi;
- Schedules and notifies residents and landlords of inspection due dates.
- Performs inspections to verify that housing units are decent, safe, and sanitary and meet required program standards;
- Completes program specific/required documentation of inspection,
- Informs landlords and tenants of unit maintenance needs resulting from inspections, for agency owned and operated units coordinates with maintenance personnel for necessary repairs or problems;
- Investigates complaints; regarding violation of housing quality standards and communicates with Housing Specialists recommendations for corrective action;
- Counsels' tenants on lease violations, housekeeping and grounds maintenance;
- Responds to safety complaints by tenants and refers alleged criminal violations to the appropriate authorities;
- Prepares a variety of reports.
- Attend staff meetings, team meetings and other meetings/trainings as required.
- Occasionally may require out of state, overnight/weekend travel.
- Perform other duties as assigned.

MINIMUM QUALIFICATIONS

Knowledge of:

- HQS requirements under the Housing Choice Voucher program;
- Principles and practices associated with public housing health and safety laws and standards, housing inspections, and pertinent building codes and regulations as they apply to public housing programs;
- Basic report writing and record keeping systems.
- Principles and techniques in interviewing people to ascertain factual information;
- Basic record keeping principles and procedures;

- Telephone and correspondence methods;
- Principles and practices of applying regulations and guidelines necessary to determine eligibility.
- Computer applications such as Word, Excel, and Outlook

Ability to:

- Learn public housing programs, policies, and procedures as they relate to the area of responsibility;
- Interpret and apply Federal, State, and local laws, codes and regulations in the area of responsibility;
- Communicate clearly and concisely both verbally and in writing;
- Obtain information through personal interview;
- Analyze personal information in determining eligibility for assistance;
- Adhere to prescribed policies and procedures;
- Establish and maintain effective working relationships with others;
- Read and interpret documents such as safety rules, maintenance instructions and Housing Authority policies;
- Make arithmetic calculations and keep records;
- Use independent judgment, discretion, and initiative in area of responsibility;
- Prepare correspondence, forms, and reports accurately;
- Use computer software programs such as: Word, Excel, and Microsoft Office.
- Operate personal computer, calculator, fax, copier, telephone, stamp mail machine and printer;
- Type at a speed necessary for successful job performance;

Education and Experience:

- Two years of education and/or experience that demonstrates possession of the knowledge, skills and abilities listed above. A typical way of obtaining the required qualifications is a high school diploma and two years performing housing inspection duties or Eligibility Specialist duties for a public housing authority, or property management work. Closely related college education may be substituted for up to two years of experience on a year-for-year basis.

Special Requirements:

- Possession a valid California driver's license and meet automobile insurability requirements for Regional Housing Authority;
- Applicants must be able to be "Bonded" and pass any necessary drug/physical test and a criminal background check.
- Must be able to pass the HQS training and exam within one year of hire.

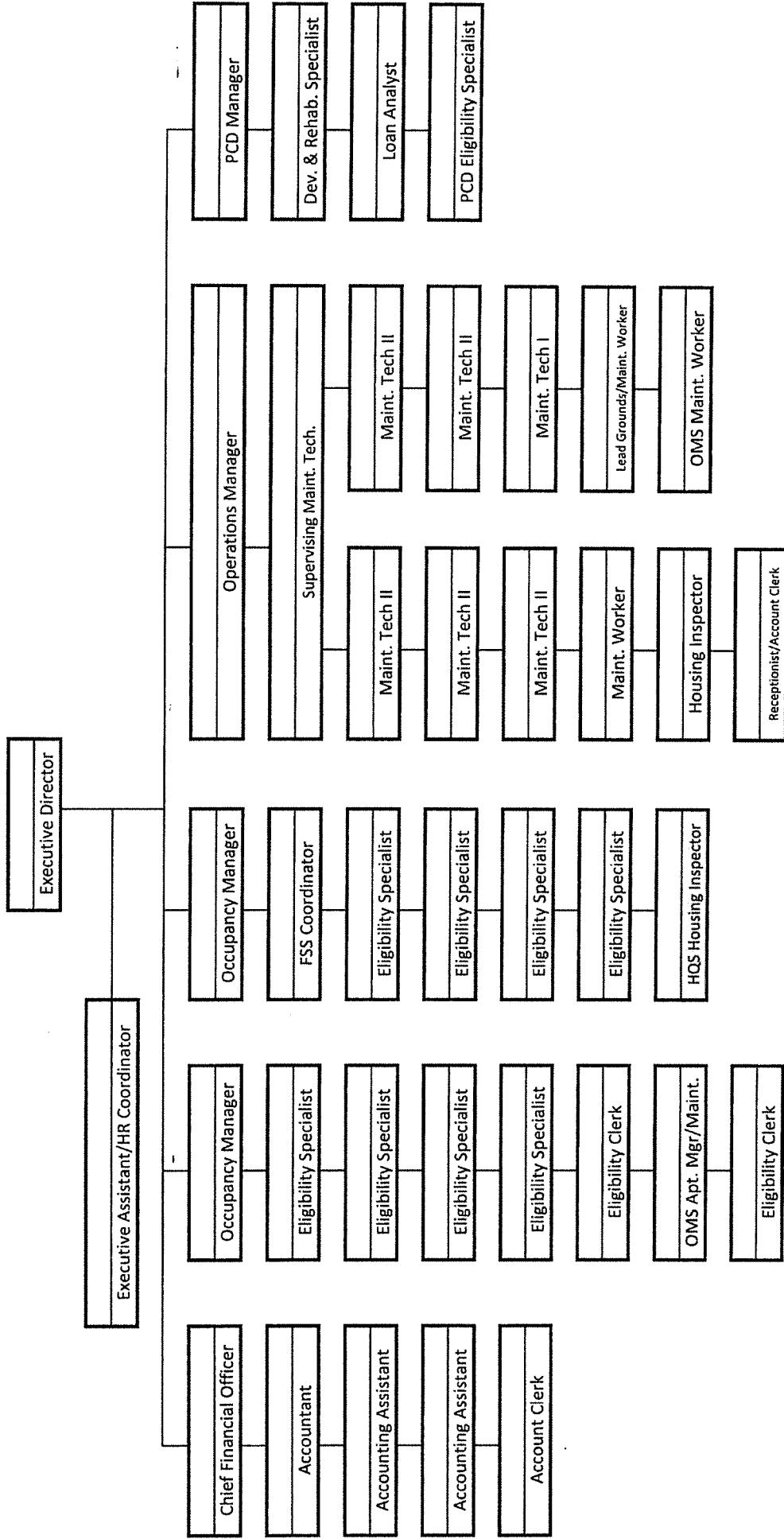
Physical Demands:

The physical demands listed below are representative of those that must be met by an employee to successfully perform the essential functions of the position. The incumbent is frequently required to:

- stand,
- walk,
- sit,
- climb,
- balance,
- talk,
- hear,
- crawl,
- stoop,
- crouch,
- use normal vision (close vision and distance).
- The incumbent may occasionally lift and/or move 25 pounds,
- use hands and fingers to handle or feel.

Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions of the position.

Regional Housing Authority Organizational Chart



**Yellow highlighted box is a new position. Staff is requesting approval to add a HQS Housing Inspector

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

RESOLUTION 22-1734

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson 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, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 04/2022, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
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 public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);
 - 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 a 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 a waiting list is consistent with affirmatively furthering fair housing; and
 - 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 903.7(o)(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. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. 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.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Regional Housing Authority

CA048

PHA Name

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2022

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 Executive Director

Name Board Chairman

Gustavo Becerra

Kent Boes

Signature

Date

Signature

15 Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

RESOLUTION 22-1735

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 streamlined Annual PHA Plan for PHA fiscal year beginning 04/2022, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of the Streamlined Plan and implementation thereof:

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual 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 streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual 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.
5. 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.
6. For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:
The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - 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(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. 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.
9. 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.
10. The PHA has submitted with the streamlined Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
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 HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
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 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) 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 streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its streamlined Plan.
- 20. All certifications and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all locations that the PHA streamlined Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined 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 streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.
- 21. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
 - 903.7a Housing Needs
 - 903.7b Eligibility, Selection, and Admissions Policies
 - 903.7c Financial Resources
 - 903.7d Rent Determination Policies
 - 903.7h Demolition and Disposition
 - 903.7k Homeownership Programs
 - 903.7r Additional Information
 - A. Progress in meeting 5-year mission and goals
 - B. Criteria for substantial deviation and significant amendments
 - C. Other information requested by HUD
 - 1. Resident Advisory Board consultation process
 - 2. Membership of Resident Advisory Board
 - 3. Resident membership on PHA governing board

22. The PHA provides assurance as part of this certification regarding its streamlined annual PHA Plan 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.

Regional Housing Authority CA048
 PHA Name PHA Number

Streamlined Annual PHA Plan for Fiscal Year: 04/2022

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
Kent Boes	Chairperson
Signature	Date
X	February 2, 2022

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.				
A.1	<p>PHA Name: <u>Regional Housing Authority</u> PHA Code: <u>CA048</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYYY): <u>04/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>173</u> Number of Housing Choice Vouchers (HCVs) <u>1,858</u> Total Combined <u>2,051</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p>				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
					PH
					HCV
	Lead PHA:				

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>Progress in meeting Mission: RHA continues to increase the availability of safe, decent, affordable, and suitable housing free from discrimination. The RHA has partnered with local City, County administrations, and Continuums of Care, to create innovative housing opportunities for low-income families and individuals within the jurisdiction.</p> <p>Progress in meeting Goals: RHA is always working towards our goal of providing safe, decent, affordable housing. Several new construction properties have been completed with the assistance of project-based vouchers. Additionally, our Family Self-Sufficiency program provides support services that promote self-sufficiency.</p>

B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. Our latest 5 year action plan which was approved on May 6, 2021 includes \$2,390,474 for unit rehabilitation and operations support.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p><i>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan,</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015.</p> <table border="1" style="width: 100%;"> <tr> <td data-bbox="186 472 1412 514">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="186 514 1412 913"> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.</p> </td> </tr> <tr> <td data-bbox="186 934 1412 976">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="186 976 1412 1333"> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.</p> </td> </tr> <tr> <td data-bbox="186 1354 1412 1396">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="186 1396 1412 1789"> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>Undertake affirmative measures to ensure accessible housing to person with all varieties of disabilities regardless of unit size required.</p> </td> </tr> </table>	Fair Housing Goal:	<p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.</p>	Fair Housing Goal:	<p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.</p>	Fair Housing Goal:	<p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>Undertake affirmative measures to ensure accessible housing to person with all varieties of disabilities regardless of unit size required.</p>
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Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(c))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a))

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k)) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hopec6. (Notice PIH 2011-47)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hopec6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(e), 24 CFR §903.19)

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or

consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works 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. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

RESOLUTION 22-1736

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 4/2022 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintains records reflecting these analyses and actions.

Regional Housing Authority

CA048

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, 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 Executive Director: Gustavo Becerra

Name of Board Chairperson: Kent Boes

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: February 2, 2022
To: Board of Commissioners
From: Marco Cruz, Chief Financial Officer

SUBJECT: Omnibus Assignment and Assumption Agreement Amendment

Background

On September 1, 2021, the Board of Commissioners approved Omnibus Agreements with Sutter Community Affordable Housing, Inc. (SCAH) and Building Better Partnerships, Inc. (BBP). This instrument defined the reimbursement of development expenses and fee pass through from SCAH and BBP to Regional Housing Authority (RHA).

Included in the agreements was a nominal consideration of \$10.00 paid by the parties to execute the agreement. On further review this annual monetary payment is considered superfluous and administratively burdensome. On the advice of the drafting attorney, we are recommending omitting the \$10.00 consideration from the agreements.

Amendment

The NOW THEREFORE section has been modified to omit the \$10 in annual consideration.

Prior Language:

“NOW THEREFORE, for and in consideration of \$10.00, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties mutually agree and covenants as follows:”

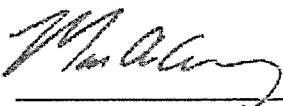
Amended Language:

“NOW THEREFORE, for and in consideration of the foregoing premises and for other good and valuable consideration hereinafter described, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:”

Recommendation

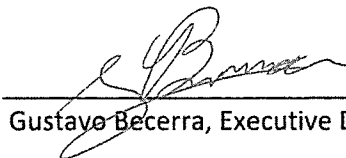
Staff recommends that Regional Housing Authority’s Board of Commissioners approve the amended Omnibus Assignment and Assumption Agreement with Building Better Partnerships, Inc. and with Sutter Community Affordable Housing, Inc.

Prepared by:



Marco A. Cruz, Chief Financial Officer

Submitted by:



Gustavo Becerra, Executive Director

OMNIBUS ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS OMNIBUS ASSIGNMENT AND ASSUMPTION AGREEMENT (this “**Agreement**”) is entered into as of the date of each such Schedule which is attached hereto (the “**Effective Date**”) by and among Regional Housing Authority, a public body corporate and politic (“**Assignee**”) and each Assignor (as shown on the signature page attached to each **Schedule A** (defined below)). Assignor and Assignee are referred to herein collectively as the “**Parties**” or individually a “**Party**.” Capitalized terms used but not defined herein shall have the meanings given to them in the project documents identified below (as may be amended, amended and restated, supplemented or otherwise modified from time to time, collectively, the “**Project Documents**”).

WITNESSETH:

WHEREAS, each Assignor is either an affiliate of or related to the Assignee;

WHEREAS, each Assignor has entered into certain Project Documents, including, without limitation, an amended and restated limited partnership agreement or amended and restated operating agreement, development services agreement, incentive management fee agreement, company or partnership management fee agreement, asset management agreement or other services agreement, related to an affordable housing project (the “**Project**”) which provide for payment of fees and/or distributions of cash flow or sales proceeds to each Assignor (collectively, “**Assigned Interests**”);

WHEREAS, the Parties agree that the personnel who have the skill, experience and qualifications required to perform the services to earn the income related to each Assigned Interests (“**Assigned Interests Income**”) are employed by the Assignee;

WHEREAS, the Parties agree that the Assigned Interests Income will be realized solely through the efforts of the Assignee personnel and that the underlying Assigned Interests Income is more fairly allocable to the Assignee which is the party which will provide the services to earn the Assigned Interests Income;

WHEREAS, the Parties agree that each Assignor, Project, Assigned Interest and Assigned Interest Income shall be tracked on a calendar year basis beginning with calendar year 2020 and all preceding applicable calendar years, e.g., *2020 Schedule A* attached hereto showing the Parties signatures for Projects closed prior to calendar year 2021 and *2020 Schedule B* attached hereto listing the Assignors, Projects and Assigned Interests related to Projects closed prior to calendar year 2021 which shall collectively represent the “**Schedule**” for all Projects closed prior to calendar year 2021); and

WHEREAS, the Parties agree that a new Schedule A and B will be signed and filled out for each Project closed in each such calendar year subsequent to 2020 in which the relevant Parties enter into Project Documents with related Assigned Interests to be assigned to Assignee for said calendar year and each new Schedule A and B for each such calendar year shall be attached to this Agreement.

NOW THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration hereinafter described, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. The foregoing recitals are incorporated herein.
2. Each of the Parties hereto consents to each Schedule, attached hereto to which it is a party, as of the Effective Date of each such Schedule.
3. Each Assignor listed on a Schedule attached hereto hereby assigns, designates and transfers to the Assignee, all rights to such Assignor's Assigned Interests Income arising under or in connection with such Assignor's Project Documents, and the Assignor accepts such assignment of said Assigned Interests Income and the assumption of obligations of each respective Assigned Interests as provided for in said Project Documents.
4. Each Assignor acknowledges and agrees that the Assignee has and will continue to incur costs and expenses related to the oversight of each Assignor's operations and assets and coordinating the preparation of any required housing agency, federal, state, and local tax and other required filings and financial reports. In order to compensate the Assignee for the foregoing services, each Assignor agrees to pay the Assignee an annual amount to be paid on or before April 1 which will represent fair and reasonable payment for services rendered and/or reimbursement of Assignee's costs and expenses incurred on behalf of such Assignor related to the prior calendar year. The annual fee shall be in the amount of 90% of the Assignor's remaining cash balance on December 31 of said prior calendar year after payment of all such Assignor's expenses for such prior calendar year as determined by the accountants which prepare the Assignor's financial statements.
5. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one fully-executed instrument.
6. This Agreement constitutes the final understanding and agreement among the Parties with respect to the subject matter hereof and supersedes all prior negotiations, understandings, and agreements among the Parties, whether written or oral. This Agreement may be amended, supplemented or changed only by a writing signed or authorized by or on behalf of each Party to be bound thereby.
7. The foregoing terms are effective for each calendar year(s) as designated on each Schedule A and B and to the extent any transfer of cash or payment to or between the Assignor and Assignee related to the Project Documents has heretofore been taken, executed, delivered or performed by a Party during such calendar year, the same is hereby ratified and affirmed as being subject to the terms of this Agreement.
8. This Agreement will inure to the benefit of, and will be binding upon, each Party's successors and assigns.
9. This Agreement shall be governed exclusively by and construed in accordance with the applicable laws of the State of California.

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2020 SCHEDULE B

-Assignor and Project Listing-

Assignor	Project
NEW HAVEN-SCAH, LLC	New Haven
SUTTER COMMUNITY AFFORDABLE HOUSING	New Haven Maple Park Phase 1 Kristen Court Phase 1 Kristen Court Phase 2

OMNIBUS ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS OMNIBUS ASSIGNMENT AND ASSUMPTION AGREEMENT (this “**Agreement**”) is entered into as of the date of each such Schedule which is attached hereto (the “**Effective Date**”) by and among Regional Housing Authority, a public body corporate and politic (“**Assignee**”) and each Assignor (as shown on the signature page attached to each **Schedule A** (defined below)). Assignor and Assignee are referred to herein collectively as the “**Parties**” or individually a “**Party**.” Capitalized terms used but not defined herein shall have the meanings given to them in the project documents identified below (as may be amended, amended and restated, supplemented or otherwise modified from time to time, collectively, the “**Project Documents**”).

WITNESSETH:

WHEREAS, each Assignor is either an affiliate of or related to the Assignee;

WHEREAS, each Assignor has entered into certain Project Documents, including, without limitation, an amended and restated limited partnership agreement or amended and restated operating agreement, development services agreement, incentive management fee agreement, company or partnership management fee agreement, asset management agreement or other services agreement, related to an affordable housing project (the “**Project**”) which provide for payment of fees and/or distributions of cash flow or sales proceeds to each Assignor (collectively, “**Assigned Interests**”);

WHEREAS, the Parties agree that the personnel who have the skill, experience and qualifications required to perform the services to earn the income related to each Assigned Interests (“**Assigned Interests Income**”) are employed by the Assignee;

WHEREAS, the Parties agree that the Assigned Interests Income will be realized solely through the efforts of the Assignee personnel and that the underlying Assigned Interests Income is more fairly allocable to the Assignee which is the party which will provide the services to earn the Assigned Interests Income;

WHEREAS, the Parties agree that each Assignor, Project, Assigned Interest and Assigned Interest Income shall be tracked on a calendar year basis beginning with calendar year 2020 and all preceding applicable calendar years, e.g., *2020 Schedule A* attached hereto showing the Parties signatures for Projects closed prior to calendar year 2021 and *2020 Schedule B* attached hereto listing the Assignors, Projects and Assigned Interests related to Projects closed prior to calendar year 2021 which shall collectively represent the “**Schedule**” for all Projects closed prior to calendar year 2021); and

WHEREAS, the Parties agree that a new Schedule A and B will be signed and filled out for each Project closed in each such calendar year subsequent to 2020 in which the relevant Parties enter into Project Documents with related Assigned Interests to be assigned to Assignee for said calendar year and each new Schedule A and B for each such calendar year shall be attached to this Agreement.

NOW THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration hereinafter described, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. The foregoing recitals are incorporated herein.
2. Each of the Parties hereto consents to each Schedule, attached hereto to which it is a party, as of the Effective Date of each such Schedule.
3. Each Assignor listed on a Schedule attached hereto hereby assigns, designates and transfers to the Assignee, all rights to such Assignor's Assigned Interests Income arising under or in connection with such Assignor's Project Documents, and the Assignor accepts such assignment of said Assigned Interests Income and the assumption of obligations of each respective Assigned Interests as provided for in said Project Documents.
4. Each Assignor acknowledges and agrees that the Assignee has and will continue to incur costs and expenses related to the oversight of each Assignor's operations and assets and coordinating the preparation of any required housing agency, federal, state, and local tax and other required filings and financial reports. In order to compensate the Assignee for the foregoing services, each Assignor agrees to pay the Assignee an annual amount to be paid on or before April 1 which will represent fair and reasonable payment for services rendered and/or reimbursement of Assignee's costs and expenses incurred on behalf of such Assignor related to the prior calendar year. The annual fee shall be in the amount of 90% of the Assignor's remaining cash balance on December 31 of said prior calendar year after payment of all such Assignor's expenses for such prior calendar year as determined by the accountants which prepare the Assignor's financial statements.
5. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one fully-executed instrument.
6. This Agreement constitutes the final understanding and agreement among the Parties with respect to the subject matter hereof and supersedes all prior negotiations, understandings, and agreements among the Parties, whether written or oral. This Agreement may be amended, supplemented or changed only by a writing signed or authorized by or on behalf of each Party to be bound thereby.
7. The foregoing terms are effective for each calendar year(s) as designated on each Schedule A and B and to the extent any transfer of cash or payment to or between the Assignor and Assignee related to the Project Documents has heretofore been taken, executed, delivered or performed by a Party during such calendar year, the same is hereby ratified and affirmed as being subject to the terms of this Agreement.
8. This Agreement will inure to the benefit of, and will be binding upon, each Party's successors and assigns.
9. This Agreement shall be governed exclusively by and construed in accordance with the applicable laws of the State of California.

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2020 SCHEDULE B

-Assignor and Project Listing-

Assignor	Project
BRUNSWICK-BBP, LLC	Brunswick Commons
DEVONSHIRE-BBP, LLC	Colusa Devonshire
LONE OAK I-BBP, LLC	Lone Oak Senior
GRASS VALLEY TERRACE-BBP, LLC	Grass Valley Terrace
BUILDING BETTER PARTNERSHIPS, INC.	1. Brunswick Commons 2. Colusa Devonshire 3. Lone Oak Senior 4. Grass Valley Terrace



REGIONAL HOUSING AUTHORITY

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

1455 Butte House Road • Yuba City, CA 95993

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

www.RegionalHA.org

RESOLUTION 22-1737

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY EXPRESSING RECOGNITION AND APPRECIATION FOR THE DILIGENT SERVICE OF SHON HARRIS

WHEREAS, Shon Harris was first appointed to the office of Commissioner in the month of January 2021, and has served faithfully thereafter through December 2021; and

WHEREAS, he brought with him knowledge of community affairs which contributed substantially to the resolution of housing problems in Sutter, Nevada, Yuba and Colusa Counties; and

WHEREAS, he has been diligent and faithful to the public trust reposed on him, to the discharge of his responsibilities and in the fulfillment of his duties with the Regional Housing Authority;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Regional Housing Authority hereby honor Shon Harris upon his departure from the position of Commissioner and that his dedicated actions during the term he served as Commissioner be recognized and commended.

This Resolution was moved and approved at the Regular meeting of the Board of Commissioners this 2nd day of February 2022 as the Board conveys their best wishes in all his future endeavors.

AYES:

NAYS:

ABSTAINED:

ABSENT:

Chairperson, Kent Boes



REGIONAL HOUSING AUTHORITY

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RESOLUTION 22-1738

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY EXPRESSING RECOGNITION AND APPRECIATION FOR THE DILIGENT SERVICE OF REBECCA (BECKIE) FLORES

WHEREAS, Beckie Flores began her tenure with the Housing Authority on May 27, 2008;
and

WHEREAS, Ms. Flores has been a part of the Housing Authority team through many challenges
and successes including assisting in the development of multiple new construction affordable housing
projects for various communities in the region; and

WHEREAS, Ms. Flores, through her expertise, as Planning & Community Development
Manager has assisted in financing multiple new development projects that have improved the lives of
so many people in Sutter, Yuba, Nevada and Colusa Counties; and

WHEREAS, the Regional Housing Authority wishes to express their gratitude to Beckie
Flores for 13 plus years of service: and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Regional
Housing Authority hereby recognizes Beckie Flores for her commitment and contributions to the
Housing Authority.

**This Resolution was moved and approved at the Regular meeting of the Board of
Commissioners this 2nd day of February 2022 as the Board conveys their best wishes in all her
future endeavors.**

AYES:

NAYS:

ABSTAINED:

ABSENT:

Chairperson, Kent Boes



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RESOLUTION 22-1739

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY EXPRESSING RECOGNITION AND APPRECIATION FOR THE DILIGENT SERVICE OF GLENN (RUSTY) EASTON

WHEREAS, Rusty Easton began his tenure with the Housing Authority on May 5, 2014; and

WHEREAS, Mr. Easton, through his expertise, has provided excellent service in the maintenance department to ensure safe, healthy and sanitary housing for the residents of Regional Housing Authority; and

WHEREAS, the Regional Housing Authority wishes to express their gratitude to Rusty Easton for 7 plus years of service: and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Regional Housing Authority hereby recognizes Rusty Easton for his commitment and contributions to the Housing Authority.

This Resolution was moved and approved at the Regular meeting of the Board of Commissioners this 2nd day of February 2022 as the Board conveys their best wishes in all his future endeavors.

AYES:

NAYS:

ABSTAINED:

ABSENT:

Chairperson, Kent Boes

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: February 2, 2022
To: Board of Commissioners
From: Marco A. Cruz – Chief Financial Officer

SUBJECT: Fiscal Year Ending 2023 Operating Budgets
RECOMMENDATION: Approval as Submitted

BACKGROUND:

In accordance with sound fiscal management and programmatic requirements the Regional Housing Authority (RHA) creates an annual budget for Board review and approval. Revenues and expenses for the upcoming fiscal year are analyzed and estimated. While the most up to date projections are presented here actual performance may vary.

What programs do we administer, including number of units and designations (restricted and unrestricted):

- ❖ Housing Choice Voucher – restricted
 - Section 8 Vouchers (includes VASH) 1661 vouchers
 - Emergency Housing Vouchers (EHV) 127 vouchers
 - Mainstream Vouchers 140 vouchers
 - Foster Vouchers 2 vouchers
 - Family Self Sufficiency ~59 participants
- ❖ Public Housing – restricted
 - Date Street (Live Oak) 50 senior units
 - Joann Way (Yuba City) 24 senior units
 - Richland Housing (Yuba City) 99 family & senior units
- ❖ Business Activities – unrestricted
 - Kingwood Commons 64 family units
 - Lc-35 Miscellaneous operations, Miles Market
 - Cost Center-Homes 2 Families Management for 9 single family homes
 - Percy Ave. 8 units
 - Planning & Community Dev. First Time Homebuyer and Owner Occupied Rehabilitation
 - RHAT 1 single family trailer
 - Solar Solar farms at Kingwood Commons and Richland Housing
 - Trailer Park 6 owner occupied trailers
 - 1850 Anthony Way 1 single family home
- ❖ State/Local-restricted
 - Mental Health
 - 814 F St. 10-bedroom complex
 - Teesdale 1 duplex
 - Homes 2 Families 9 single family homes
 - Neighborhood Stabilization 21 single family homes
 - Yuba City Migrant Center (OMS) 79 units (May-November)
- ❖ USDA – restricted
 - Butte View Estates (Live Oak) 32 senior units
 - Centennial Arms (Live Oak) 21 + 1 ADA family units
 - Richland Housing (Yuba City) 180 + 10 ADA family units

REVENUE SOURCES

Housing Choice Voucher

RHA's HCV program has expanded to include multiple voucher programs, each with voucher revenue which provides rental assistance for tenants (paid directly to landlords), and the Administrative Fee to operate the program. HUD matches voucher funding to subsidy payments. The Administrative Fee is a per voucher flat rate based on monthly utilization and does not have to be reimbursed to HUD if revenues are greater than expenses. The voucher flat rate is expected to be prorated to 84%, as in prior years.

The voucher programs for FYE 2023 are Section 8, Mainstream, Emergency Housing Vouchers, and the Foster program. RHA also has a Family Self Sufficiency (FSS) program targeting the preceding programs and establishes escrow accounts for participants who successfully complete the program. FSS funding reimburses staff tenant services.

Public Housing

Public Housing's three main sources of funding is the tenant portion of rent, HUD Operating funds, and HUD CFP funds for capital improvements. As RHA is designated a small housing authority a portion of the CFP funds can and is used for operations.

At time of writing, it is likely that that the three Public Housing complexes will undergo a Streamline Conversion sometime in calendar year 2022. This will change the revenue sources from tenant rent, Operating and CFP funds to tenant rent and a Section 8 subsidy. As the date of conversion has not been established this budget reflects continued operations as HUD Public Housing. A successful conversion is expected to increase cash flow between \$600,000 and \$800,000 annually.

Business Activities

Business Activities provide RHA with unrestricted funds that be utilized as the Board of Commissioners see fit. Percy and Kingwood Commons are multifamily complexes that accept Section 8 vouchers in addition to tenant rent. Kingwood Commons also has project-based Section 8 rental assistance vouchers assigned to 15 units. 1850 Anthony Way is a single family residence located in Yuba City that also accepts Section 8 vouchers.

The Trailer Park leases spaces to owner occupied trailers. These trailers are slated for relocation once the planned Richland Village project secures construction funding. Other miscellaneous projects are the Homes 2 Families cost center, LC-35, and Solar which receive funding through commercial rents, management fees, and solar reimbursements.

The Planning and Community Development department has terminated its First Time Homebuyer and Owner Occupied Rehabilitation programs as of January 2022. While these programs can reimburse direct program expenses, indirect program expenses such as staff leave and pension/OPEB liabilities are not reimbursed and are subsidized by other programs. The majority of pending projects will be completed before the start of the budget year and we expect the final two projects to end by August 2022.

State/Local

State and local programs comprise of state funded multifamily buildings and property management partnerships with the City of Yuba City.

Our two Mental Health units receive tenant rent and in the case of Teesdale, Section 8 tenant assistance payments. The 814 F St. complex also receives an annual COSR, a subsidy to offset revenue shortfalls. Homes 2 Families and the Neighborhood Stabilization Program both receive tenant rent and accept Section 8 vouchers.

The Yuba City Migrant Center is an Office of Migrant Services funded program. All tenant rents are forwarded to OMS and itemized expenses are reimbursed for each month. As in prior years, we are expecting a shortfall in Net Income as overhead expenses are capped at 10%. We expect to have a shortfall of -\$12,000 for the FYE 2023 year.

USDA – Rental Assistance

In addition to tenant rent, the USDA properties are subsidized by HUD Section 8 (Butte View Estates) and USDA Rental Assistance (Centennial Arms and Richland).

2022 BUDGET HIGHLIGHTS

Salaries and Benefits

Five percent step increases for eligible staff were included along with 2% percent increase as per the Memorandum of Understanding (MOU). California’s minimum wage has increased to \$15/hr increasing our onsite manager costs. Health benefit premiums rose 13% over prior year but workmen’s compensation premiums had a slight decrease.

Insurance

Insurance continues to rise at a rapid pace due to recent wildfires and a lack of reinsurers. We estimate a 22% increase in overall insurance costs over prior years.

Pension & OPEB

\$1.45 million in Additional Discretionary Payments (ADP’s) were paid in FYE 2021 to lower RHA’s CalPERS unfunded pension liability. We have phased out Additional Discretionary Payments to CalPERS, replacing them with monthly funding of our Pension and OPEB trusts with PARS and CalPERS respectively.

General

RHA has been affected by the national inflationary pressures and costs are rising faster than expected year over year. Other than the above, we normally budget expenses to increase by 3-5%. For FYE 2023, administrative expenses are expected to rise by 5%, maintenance costs by 8%, with some line items such as paint and maintenance contracts increasing by 10-15%.

Factors affecting specific properties:

Housing Choice Voucher

We estimate a furthered prororation of 97% of administrative fees in FYE 2023.

Public Housing

The Public Housing program is expected to prorate the Operating Subsidy to 90% with an additional \$550,000 in Capital Fund Grants. The application for Streamline Voluntary Conversion is currently under review with HUD and we are expecting conversion sometime in 2022.

State/Local

The 2021-2023 Office of Migrant Services (OMS) two-year budget was previously approved by the CA Department of HCD and the RHA Board. Negotiations for the 2023-2025 cycle will begin February 2023.

Kingwood Commons

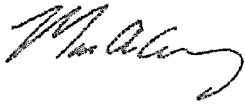
Priority capital improvements have been completed at Kingwood Commons and we expect continued positive residual receipts in FYE 2023. We do not expect additional CDBG funds for improvements in FYE 2023.

RECOMMENDATION:

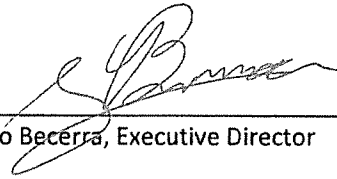
It is recommended that the Board of Commissioners of the Regional Housing Authority approve the attached fiscal year ending 2023 operating budgets.

Prepared by:

Submitted by:



Marco A Cruz, Chief Financial Officer



Gustavo Becerra, Executive Director

Fiscal Year Ending 2023 Budget (April 2022 - March 2023)

HCV Section 8 Voucher	
Revenues	\$12,262,500
Operating Expenses	\$12,262,500
Operating Revenue	\$0
Non-Operating Expenses	\$0
Net Income (Accrual)	\$0
Cash Flow Adjustments ²	\$0
Annual Cash Increase (Decr)	\$0

HCV Section 8 Admin	
Revenues	\$1,411,008
Operating Expenses	\$849,651
Operating Revenue	\$561,357
Non-Operating Expenses	\$44,066
Net Income (Accrual)	\$517,291
Cash Flow Adjustments	\$4,066
Annual Cash Increase (Decr)	\$521,357

HCV EHV Admin	
Revenues	\$29,880
Operating Expenses	\$53,512
Operating Revenue	(\$23,632)
Non-Operating Expenses	\$0
Net Income (Accrual)	(\$23,632)
Cash Flow Adjustments	\$0
Annual Cash Increase (Decr)	(\$23,632)

HCV Mainstream Admin	
Revenues	\$86,184
Operating Expenses	\$85,654
Operating Revenue	\$530
Non-Operating Expenses	\$0
Net Income (Accrual)	\$530
Cash Flow Adjustments	\$0
Annual Cash Increase (Decr)	\$530

HCV Foster Admin	
Revenues	\$0
Operating Expenses	\$2,874
Operating Revenue	(\$2,874)
Non-Operating Expenses	\$0
Net Income (Accrual)	(\$2,874)
Cash Flow Adjustments	\$0
Annual Cash Increase (Decr)	(\$2,874)

HCV Family Self Sufficiency	
Revenues	\$128,000
Operating Expenses	\$171,225
Operating Revenue	(\$43,225)
Non-Operating Expenses	(\$43,225)
Net Income (Accrual)	\$0
Cash Flow Adjustments	\$0
Annual Cash Increase (Decr)	\$0

Fiscal Year Ending 2022 Budget (continued)

Public Housing-Date Street	
Revenues	\$385,763
Operating Expenses	\$359,490
Operating Revenue	\$26,273
Non-Operating Expenses	\$25,644
Net Income (Accrual)	\$628
Cash Flow Adjustments	\$2,644
Annual Cash Increase (Decr)	\$3,273

Public Housing-Joann Way	
Revenues	\$198,936
Operating Expenses	\$167,820
Operating Revenue	\$31,116
Non-Operating Expenses	\$30,140
Net Income (Accrual)	\$976
Cash Flow Adjustments	\$30,140
Annual Cash Increase (Decr)	\$31,116

Public Housing-Richland	
Revenues	\$1,359,776
Operating Expenses	\$705,256
Operating Revenue	\$654,520
Non-Operating Expenses	\$203,858
Net Income (Accrual)	\$450,662
Cash Flow Adjustments	\$175,974
Annual Cash Increase (Decr)	\$626,636

Kingwood Commons	
Revenues	\$715,289
Operating Expenses	\$411,714
Operating Revenue	\$303,575
Non-Operating Expenses	\$275,383
Net Income (Accrual)	\$28,192
Cash Flow Adjustments ¹	\$111,527
Annual Cash Increase (Decr)	\$139,719

IC-35	
Revenues	\$217,308
Operating Expenses	\$25,771
Operating Revenue	\$191,537
Non-Operating Expenses	\$70,658
Net Income (Accrual)	\$120,879
Cash Flow Adjustments	(\$60,324)
Annual Cash Increase (Decr)	\$60,555

Cost Center-H2F	
Revenues	\$43,224
Operating Expenses	\$40,722
Operating Revenue	\$2,502
Non-Operating Expenses	\$0
Net Income (Accrual)	\$2,502
Cash Flow Adjustments	\$0
Annual Cash Increase (Decr)	\$2,502

Fiscal Year Ending 2022 Budget (continued)

Percy Ave	
Revenues	\$78,408
Operating Expenses	\$42,383
Operating Revenue	\$36,025
Non-Operating Expenses	\$17,696
Net Income (Accrual)	\$18,329
Cash Flow Adjustments ²	\$17,696
Annual Cash Increase (Decr)	\$36,025

Planning and Community Dev.	
Revenues	\$7,460
Operating Expenses	\$33,387
Operating Revenue	(\$25,927)
Non-Operating Expenses	\$96
Net Income (Accrual)	(\$26,023)
Cash Flow Adjustments	\$96
Annual Cash Increase (Decr)	(\$25,927)

RHAT	
Revenues	\$17,583
Operating Expenses	\$3,543
Operating Revenue	\$14,040
Non-Operating Expenses	\$0
Net Income (Accrual)	\$14,040
Cash Flow Adjustments	\$0
Annual Cash Increase (Decr)	\$14,040

Solar	
Revenues	\$140,100
Operating Expenses	\$4,032
Operating Revenue	\$136,068
Non-Operating Expenses	\$156,848
Net Income (Accrual)	(\$20,780)
Cash Flow Adjustments	\$30,980
Annual Cash Increase (Decr)	\$10,200

Trailer Park	
Revenues	\$49,932
Operating Expenses	\$34,688
Operating Revenue	\$15,244
Non-Operating Expenses	\$2,291
Net Income (Accrual)	\$12,952
Cash Flow Adjustments	(\$3,709)
Annual Cash Increase (Decr)	\$9,244

1850 Anthony Way	
Revenues	\$27,022
Operating Expenses	\$13,036
Operating Revenue	\$13,986
Non-Operating Expenses	\$7,502
Net Income (Accrual)	\$6,484
Cash Flow Adjustments	(\$7,498)
Annual Cash Increase (Decr)	(\$1,014)

Fiscal Year Ending 2022 Budget (continued)

Mental Health 814 F St.	
Revenues	\$56,721
Operating Expenses	\$45,061
Operating Revenue	\$11,660
Non-Operating Expenses	\$11,858
Net Income (Accrual)	(\$198)
Cash Flow Adjustments	\$5,858
Annual Cash Increase (Decr)	\$5,660

Mental Health Teesdale	
Revenues	\$48,192
Operating Expenses	\$24,692
Operating Revenue	\$23,500
Non-Operating Expenses	\$11,811
Net Income (Accrual)	\$11,689
Cash Flow Adjustments	\$11,811
Annual Cash Increase (Decr)	\$23,500

Homes 2 Families	
Revenues	\$125,280
Operating Expenses	\$101,064
Operating Revenue	\$24,216
Non-Operating Expenses	\$0
Net Income (Accrual)	\$24,216
Cash Flow Adjustments ²	\$0
Annual Cash Increase (Decr)	\$24,216

Neighborhood Stabilization	
Revenues	\$246,984
Operating Expenses	\$212,511
Operating Revenue	\$34,473
Non-Operating Expenses	\$95,685
Net Income (Accrual)	(\$61,213)
Cash Flow Adjustments	\$95,685
Annual Cash Increase (Decr)	\$34,473

OMS	
Revenues	\$491,789
Operating Expenses	\$503,889
Operating Revenue	(\$12,100)
Non-Operating Expenses	\$0
Net Income (Accrual)	(\$12,100)
Cash Flow Adjustments	\$0
Annual Cash Increase (Decr)	(\$12,100)

USDA-Butte View Estates	
Revenues	\$327,076
Operating Expenses	\$238,718
Operating Revenue	\$88,358
Non-Operating Expenses	\$91,059
Net Income (Accrual)	(\$2,701)
Cash Flow Adjustments	\$6,699
Annual Cash Increase (Decr)	\$3,998

Fiscal Year Ending 2022 Budget (continued)

USDA-Centennial Arms	
Revenues	\$249,651
Operating Expenses	\$141,770
Operating Revenue	\$107,881
Non-Operating Expenses	\$109,535
Net Income (Accrual)	(\$1,654)
Cash Flow Adjustments	\$32,795
Annual Cash Increase (Decr)	\$31,141

USDA-Richland Housing	
Revenues	\$2,524,298
Operating Expenses	\$1,623,183
Operating Revenue	\$901,115
Non-Operating Expenses	\$1,195,923
Net Income (Accrual)	(\$294,808)
Cash Flow Adjustments	\$400,139
Annual Cash Increase (Decr)	\$105,331

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 07/31/2019)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Regional Housing Authority

PHA Code: CA048

PHA Fiscal Year Beginning: April 1, 2022

Board Resolution Number: 22-1740

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on: 02/02/2022
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, 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 and 3802)

Print Board Chairperson's Name: Kent Boes	Signature:	Date: 02/02/2022
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REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: February 2, 2022
To: Board of Commissioners
From: Gustavo Becerra, Executive Director

SUBJECT: Layoff
RECOMMENDATION: Approval of Recommended Layoff

Background

The Planning and Community Development department has provided services to various jurisdictions to run their First-Time Homebuyer and Owner-Occupied Rehabilitation programs. These programs have not covered their costs in years, and Management staff have been in discussions regarding these ongoing concerns. With the resignation of the Planning and Community Development Manager, it has been deemed necessary to terminate the agreements for these programs for fiscal reasons.

As per the Memorandum of Understanding (MOU) with the Employees' Association Local #1, the Executive Director may lay off employees and such actions will be approved by the Board of Commissioners in regard to the number of positions per department to be eliminated. It has been determined that one position, the Planning and Community Development Eligibility Specialist, in the Planning and Community Development department be eliminated.

The reasons for the proposed action are:

1. Without the programs to run, there is no longer a need for the Planning and Community Development Eligibility Specialist.
2. The employee was offered a vacant position in another RHA Department (OMS Apartment Manager), however the employee did not accept the position.

Recommendation

It is recommended that the Board of Commissioners of Regional Housing Authority approve the layoff of one position (Planning and Community Development Eligibility Specialist) in the Planning and Community Development Department.

Submitted by:



Gustavo Becerra
Executive Director

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: February 2, 2022

To: Board of Commissioners

From: Pattra Runge, Occupancy Manager

SUBJECT: Quarterly Occupancy (Q3-2021) report for quarter ending December 31, 2021

RECOMMENDATION: None - update only

FISCAL IMPACT: None – informational only

Housing and Urban Development (HUD) Funded Programs:

Program	Units Available	October	November	December
Public Housing (Yuba City, Live Oak)	171	168	168	169

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

Development	Units Available	October	November	December
USDA/Farm Labor (Yuba City)	188	184	181	175
Centennial Arms (Live Oak)	21	20	20	20
Butte View (Live Oak)	31	30	31	31

Office of Migrant (OMS) Services

Development	Units Available	October	November	December
Migrant Center (Yuba City)	75	41	0	0

RHA Owned and/or Managed Affordable Housing Properties:

Development	Units Available	October	November	December
Kingwood Commons (Yuba City)	63	63	62	62
Percy Avenue (Yuba City)	8	8	7	7
Homes2Families (Yuba City)	9	9	9	9
MH-Teesdale-SRO's (Yuba City)	6	6	6	6
Neighborhood Stabilization Program -1 (Yuba City, Live Oak)	9	9	9	9
Neighborhood Stabilization Program-3 (Yuba City)	12	12	12	12
Regional Housing Authority Trailer (Yuba City)	1	1	1	1
Trailer Park (Yuba City)	6	6	6	6

Sutter Community Affordable Housing

Development	Units Available	October	November	December
Town Center (Yuba City)	27	25	27	26
Yolo-Heiken (Yuba City)	5	5	5	5
Maple Park I (Live Oak)	55	54	51	54
Kristen Court (Live Oak)	55	55	55	55
Kristen Court II (Live Oak)	24	24	23	22
New Haven Court (Yuba City)	39	39	38	39

Commercial Space

Development	Units	October	November	December
Miles Market (Yuba City)	1	1	1	1
YCUSD-Bernard (Yuba City)	1	1	1	1
Ampla Health Clinic (Yuba City)	1	1	1	1

Building Better Partnerships Inc.

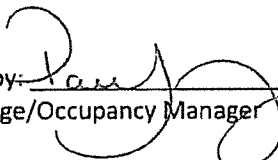
Development	Units Available	October	November	December
MH-814 F-SRO's (Marysville)	10	9	8	10
Maple Park II (Live Oak)	34	34	34	34
Stony Creek II (Williams)	31	31	30	31
Grass Valley Terrace (Grass Valley)	69	63	62	64
Devonshire (Colusa)	27	25	26	27
Lone Oak (Penn Valley)	30	30	29	29
Truckee Artist Lofts (Truckee)	76	49	70	76

Comments:

Currently the following property waitlists are open: USDA Rural Development – Richland, Centennial Arms, Butte View Estates, Town Center Senior Manor, and Kristen Court.

Two units at Richland Public Housing are offline for rehabilitation work which will occur on a rotation basis. The application for Streamline Voluntary Conversion was submitted to US Department of Housing and Urban Development (HUD) and we received a conditional approval pending final steps to complete the conversion.

The seasonal Migrant Farmworker property in Yuba City through the HCD-Office of Migrant Services (OMS) closed for the season on November 27, 2021. Next season opening day is planned for May 2, 2022.

Prepared by: 
Pattra Runge/Occupancy Manager

Submitted by: 
Gustavo Becerra/Executive Director

REGIONAL HOUSING AUTHORITY

STAFF REPORT

Date: February 2, 2022

To: Board of Commissioners

From: Alisha Parker, Occupancy Manager

SUBJECT: Quarterly Occupancy (Q3-FY 2021) report for quarter ending December 31, 2021

RECOMMENDATION: None

FISCAL IMPACT: None, informational only

U.S. Department of Housing and Urban Development (HUD) Funded Programs:


Program	Units Available	October	November	December
HCV/Section 8	Budget Based	Total-1,625	Total-1,635	Total-1,637
Mainstream	140	88	91	106
Emergency Housing Vouchers	127	9	9	17
Foster Youth to Independence	2	2	2	2
HCV Port-Out Administered	N/A	5	5	5
VASH	23 units for Nevada County 29 units for Yuba City	37	37	40

Wait List Information as of November 9, 2021

	Bedrooms				
	1	2	3	4	N/A
Property/Program					
Courtyard at Penn Valley		1,320	534		

Bedrooms					
	1	2	3	4	N/A
Property/Program					
Devonshire Apartments		385	44		
Kingwood Commons			92		
Grass Valley Terrace	416	379	204		
Lone Oak Senior Apartments	223	8			
Maple Park 2	311	66			
Maple Park I		122	84	448	
New Haven Court Behavioral Health					32
New Haven Court Hands of Hope					27
Percy Apartments	60				
Stony Creek 2	109	154			
Truckee Artist Lofts	848	585	18		
Yolo Apartments	94	682	48		
Housing Choice Voucher					1,557

Comments: Truckee Artist Lofts completed lease up December 31, 2021. As of December 2021, the only waiting lists that will be open are our senior properties, and our referral only waiting lists (New Haven Court and Brunswick Commons). The Emergency Housing Vouchers went online in July, these vouchers are another referral-only voucher program where the referral must come from the local Coordinated Entry offices. To date we have received 73 referrals from Yuba-Sutter, 16 have been housed; we received 11 referrals from Colusa County, 1 has been housed; and Nevada County has sent 9 referrals with 5 having been housed.

Prepared by: 
Alisha Parker/Occupancy Manager

Submitted by: 
Gustavo Becerra/Executive Director

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

DATE: February 2, 2022
 TO: Board of Commissioners
 FROM: Tom Goodwin, Operations Manager

SUBJECT: Maintenance and Operations Update

- Total work orders completed for Oct., Nov., Dec., 2021 were 1018, break down as follows:
- Total number of work orders by projects:

Priority & Category	tre	ca	date	devons	h2f	joann	kc	kris-tha	lc-35	mh	mp	nsp	other	oms	rd	rich	tc	tp	tr-185	RHAT	vo	yolo	TOTAL
Emergency	12	7	21		3	4	14		1	6	12	3		1	36	36	3		2			2	163
Make Ready's	1	1	2				1			1	3			1	7	1	1						19
Routine	56	34	88		13	16	97		39	21	68	16	2	1	140	162	71	1	5		2	3	845
Scheduled																							0
Total Property	69	42	111	0	16	20	112	0	40	28	83	19	2	1	183	199	75	1	7	0	2	5	1027
Pending	3	1	2								1				2								9
Completed	66	41	109		16	20	112		40	28	82	19	2	1	181	199	75	1	7	0	2	5	1018
Pest	1	1	2		1	2	6		3	3				5	18	22	5						69
Cancelled																							0
HQS	19		22				15		3								27				1		148
Total Completed																						1018	

Prepared By:

Tom Goodwin

Tom Goodwin, Operations Manager

Submitted By:

Gustavo Becerra

Gustavo Becerra, Executive Director

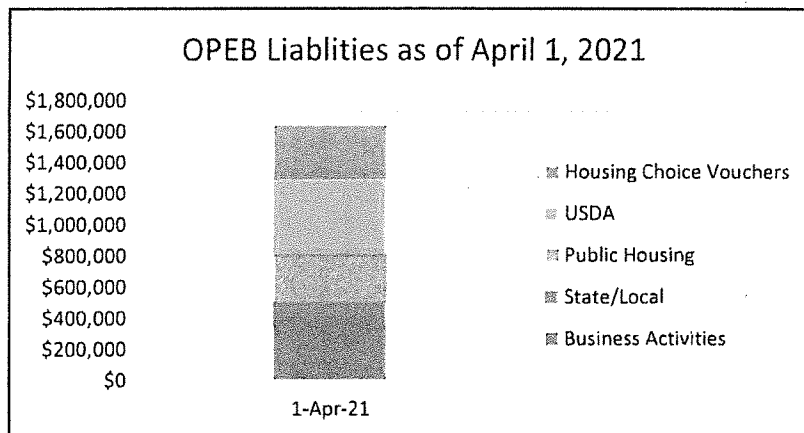
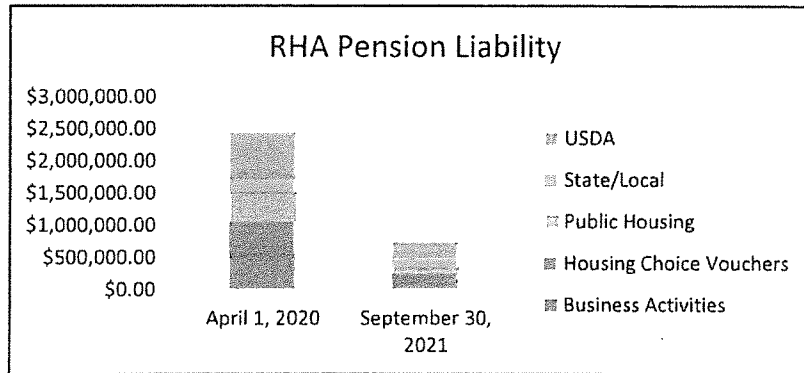
**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

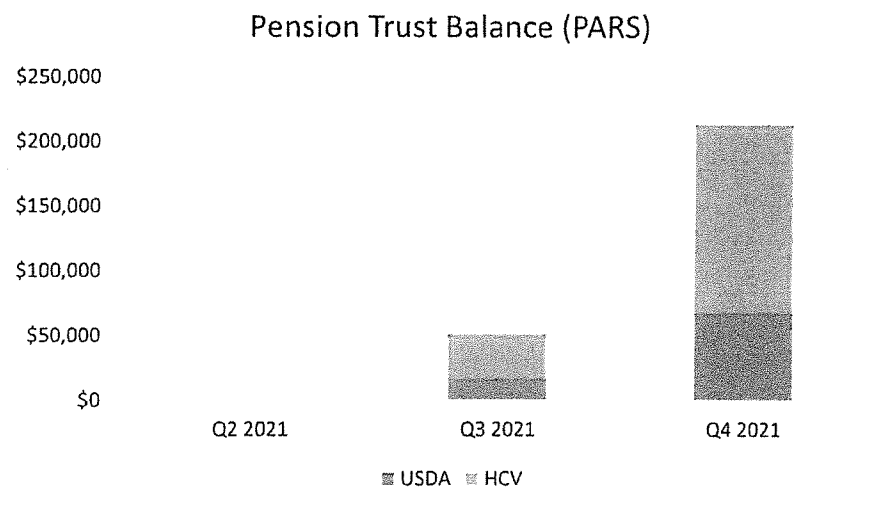
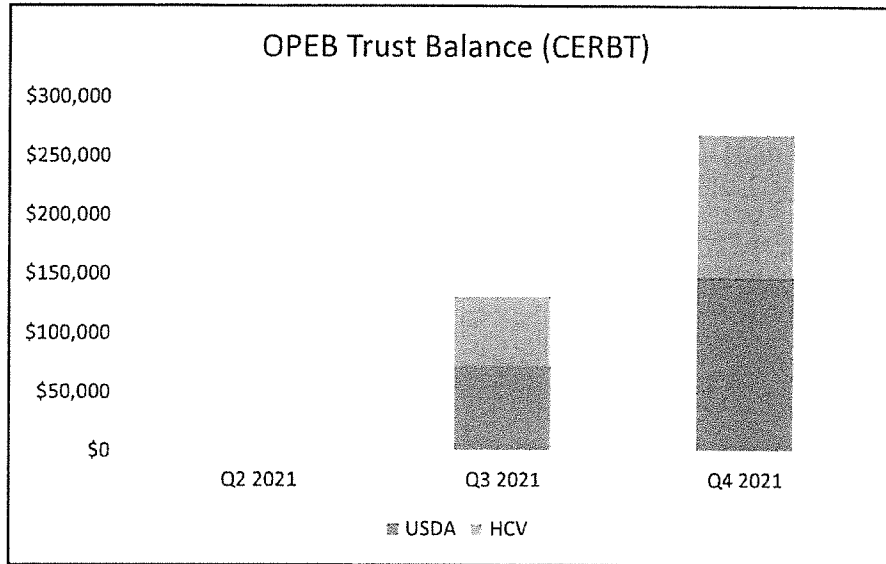
Date: February 2, 2022
To: Board of Commissioners
From: Marco Cruz – Chief Financial Officer
Subject: Financial Review
 Project Net Income April 1, 2021, to December 31, 2021

Pension/OPEB Liabilities

Since April 1, 2020, the Regional Housing Authority (RHA) has made Additional Discretionary Payments (ADP's) in the amount of \$1,465,000. The remaining liability is concentrated in the USDA and Business Activities programs. While CalPERS had investment returns of 21.3% ending June 2021 it has also lowered the discount rate from 7.0% to 6.8%. CalPERS has stated the discount rate change will halve the gain on investment return for 2021.

Starting in Q3 2021 RHA has begun funding both its OPEB trust with CalPERS and pension trust with PARS. As of December 31, 2021, the OPEB Trust Fund's balance was \$269,478 and the Pension Trust's balance was \$214,190.





Financials

Public Housing:

Public Housing had Net Income of \$492,376 vs \$260,971 budgeted. Most of this positive variance is due to early withdrawals of the Capital Fund Grants to complete the rehabilitation work on the Garden Highway units. Non-capital Contract Maintenance is significantly lower than budget while Administrative Expenses are higher due to increased project management.

Business Activities

Kingwood Commons made a \$100,000 unbudgeted ADP and a \$10,000 payment on the principal. The project would have had \$110,708 in Net Income without those items. The Planning and Community Development department has sufficient revenues to cover direct costs, but its indirect costs are creating a shortfall in Net Income. Tax credit development, Lc-35, and solar projects continue to contribute to the operating income positive variance.

Housing Choice Voucher:

Both the Emergency Housing Voucher and Mainstream voucher programs continue to expand, funding both additional vouchers and additional administrative revenue. HCV Admin had a net income of \$476,974 vs \$370,116 budgeted as the Emergency Housing Voucher program is new this year. Additional expenses were driven by an unbudgeted ADP, early recognition of software licensing fees, and extra staffing costs for HQS inspections. \$55,000 was granted to assist with New Haven's initial service costs. HCV Voucher has negative revenue to expenses as HUD requires that we reduce prior year's surplus.

USDA:

USDA had a net income of \$264,209 vs \$380,058 budgeted. While revenues are \$25,000 higher than expected there has been higher than expected maintenance expenses and capital costs associated with the Richland Housing workout plan. We have been able to cover these additional costs with operational funds rather than accessing our reserve funds.

State/Local:

Neighborhood Stabilization has a negative income of \$27,301 as significant repairs were made to several units. The work has been completed and we anticipate the portfolio to break even by March 2022. Homes 2 Families has net income of \$33,771. Mental Health Teesdale has a net income of \$10,764.

OMS (July 2021-December 2021)


OMS's fiscal year is July-June. Rental income is forwarded to OMS and they in turn reimburse operating and some overhead expenses. Due to a 10% threshold on overhead reimbursements, we anticipate a year end shortfall of \$12,000. Through December, OMS has Net Income of \$15,267 though this amount is primarily CARES reimbursements placed in a supervised fund. Eliminating the CARES reimbursements shows OMS with operational net income of negative \$1,448.

Prepared by:



Marco Cruz, Chief Financial Officer

Submitted by:



Gustavo Becerra, Executive Director

Public Housing				
Period = Apr 2021-Dec 2021				
		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	659,890.31	642,753.45	17,136.86
3499-00-000	GRANT INCOME	1,007,660.50	801,698.00	205,962.50
3699-00-000	OTHER INCOME	31.70	0.00	31.70
3999-00-000	TOTAL INCOME	1,667,582.51	1,444,451.45	223,131.06
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	260,974.71	237,735.65	-23,239.06
4299-00-000	TENANT SERVICES EXPENSES	40,851.00	21,138.00	-19,713.00
4399-00-000	UTILITY EXPENSES	190,002.60	190,044.00	41.40
4499-00-000	MAINTENANCE EXPENSES	311,855.19	458,495.23	146,640.04
4599-00-000	GENERAL EXPENSES	366,851.29	276,068.00	-90,783.29
4799-00-000	HOUSING ASSISTANCE PAYMENTS	372.00	0.00	-372.00
5999-00-000	NON-OPERATING ITEMS	0.00	0.00	0.00
8000-00-000	TOTAL EXPENSES	1,170,906.79	1,183,480.88	12,574.09
9000-00-000	NET INCOME	492,675.72	260,970.57	231,705.15

Business Activities				
Period = Apr 2021-Dec 2021				
		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	830,257.47	501,597.00	328,660.47
3499-00-000	GRANT INCOME	683,690.87	127,511.00	556,179.87
3699-00-000	OTHER INCOME	1,401,965.02	9.00	1,401,956.02
3999-00-000	TOTAL INCOME	2,915,913.36	629,117.00	2,286,796.36
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	646,284.49	197,003.29	-449,281.20
4299-00-000	TENANT SERVICES EXPENSES	24,285.51	11,364.71	-12,920.80
4399-00-000	UTILITY EXPENSES	93,247.51	66,681.00	-26,566.51
4499-00-000	MAINTENANCE EXPENSES	233,845.56	117,888.90	-115,956.66
4599-00-000	GENERAL EXPENSES	695,717.66	55,979.00	-639,738.66
4899-00-000	FINANCING EXPENSES	448,978.47	129,480.45	-319,498.02
5999-00-000	NON-OPERATING ITEMS	0.00	0.00	0.00
8000-00-000	TOTAL EXPENSES	2,142,359.20	578,397.35	-1,563,961.85
9000-00-000	NET INCOME	773,554.16	50,719.65	722,834.51

HCV Rental Assistance				
Period = Apr 2021-Dec 2021				
		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	-108.00	0.00	-108.00
3499-00-000	GRANT INCOME	8,320,264.00	0.00	8,320,264.00
3699-00-000	OTHER INCOME	38,135.63	0.00	38,135.63
3999-00-000	TOTAL INCOME	8,358,291.63	0.00	8,358,291.63
4000-00-000	EXPENSES			
4799-00-000	HOUSING ASSISTANCE PAYMENTS	8,681,914.00	0.00	-8,681,914.00
8000-00-000	TOTAL EXPENSES	8,681,914.00	0.00	-8,681,914.00
9000-00-000	NET INCOME	-323,622.37	0.00	-323,622.37

HCV Administration				
Period = Apr 2021-Dec 2021				
		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3499-00-000	GRANT INCOME	1,913,829.31	951,651.00	962,178.31
3699-00-000	OTHER INCOME	26,848.12	18,297.00	8,551.12
3999-00-000	TOTAL INCOME	1,940,677.43	969,948.00	970,729.43
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	785,733.13	558,912.28	-226,820.85
4299-00-000	TENANT SERVICES EXPENSES	117,411.60	126.00	-117,285.60
4399-00-000	UTILITY EXPENSES	2,230.89	2,196.00	-34.89
4499-00-000	MAINTENANCE EXPENSES	45,975.95	26,609.78	-19,366.17
4599-00-000	GENERAL EXPENSES	79,068.49	11,988.00	-67,080.49
4799-00-000	HOUSING ASSISTANCE PAYMENTS	433,283.00	0.00	-433,283.00
5999-00-000	NON-OPERATING ITEMS	0.00	0.00	0.00
8000-00-000	TOTAL EXPENSES	1,463,703.06	599,832.06	-863,871.00
9000-00-000	NET INCOME	476,974.37	370,115.94	106,858.43

USDA				
Period = Apr 2021-Dec 2021				
		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	2,312,622.59	2,288,943.00	23,679.59
3699-00-000	OTHER INCOME	1,708.77	9.00	1,699.77
3999-00-000	TOTAL INCOME	2,314,331.36	2,288,952.00	25,379.36
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	443,240.78	478,857.52	35,616.74
4299-00-000	TENANT SERVICES EXPENSES	23,419.07	36,488.31	13,069.24
4399-00-000	UTILITY EXPENSES	297,450.79	290,223.00	-7,227.79
4499-00-000	MAINTENANCE EXPENSES	514,241.98	472,709.94	-41,532.04
4599-00-000	GENERAL EXPENSES	503,339.14	365,325.00	-138,014.14
4899-00-000	FINANCING EXPENSES	268,430.75	265,290.57	-3,140.18
5999-00-000	NON-OPERATING ITEMS	0.00	0.00	0.00
8000-00-000	TOTAL EXPENSES	2,050,122.51	1,908,894.34	-141,228.17
9000-00-000	NET INCOME	264,208.85	380,057.66	-115,848.81

State/Local				
Period = Apr 2021-Dec 2021				
		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	334,089.55	59,232.24	274,857.31
3499-00-000	GRANT INCOME	19,930.00	0.00	19,930.00
3699-00-000	OTHER INCOME	168.31	0.00	168.31
3999-00-000	TOTAL INCOME	354,187.86	59,232.24	294,955.62
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	71,172.83	17,874.37	-53,298.46
4399-00-000	UTILITY EXPENSES	61,498.95	23,175.00	-38,323.95
4499-00-000	MAINTENANCE EXPENSES	144,227.68	21,507.62	-122,720.06
4599-00-000	GENERAL EXPENSES	50,782.84	4,691.00	-46,091.84
5999-00-000	NON-OPERATING ITEMS	0.00	0.00	0.00
8000-00-000	TOTAL EXPENSES	327,682.30	67,247.99	-260,434.31
9000-00-000	NET INCOME	26,505.56	-8,015.75	34,521.31

OMS

Period = Jul 2021-Dec 2021

		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	2,148.00	522.00	1,626.00
3499-00-000	GRANT INCOME	228,718.27	211,000.00	85,246.27
3699-00-000	OTHER INCOME	-69.00	6.00	-75.00
3999-00-000	TOTAL INCOME	230,797.27	211,528.00	86,797.27
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	70,842.37	85,451.33	14,608.96
4399-00-000	UTILITY EXPENSES	77,522.87	71,352.00	-6,170.87
4499-00-000	MAINTENANCE EXPENSES	59,354.06	76,822.14	17,468.08
4599-00-000	GENERAL EXPENSES	7,811.34	5,886.00	-1,925.34
8000-00-000	TOTAL EXPENSES	215,530.64	239,511.47	23,980.83
9000-00-000	NET INCOME	15,266.63	-27,983.47	110,778.10

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: February 2, 2022
To: Board of Commissioners
From: Gustavo Becerra, Executive Director

SUBJECT: Development Projects Update
RECOMMENDATION: None
FISCAL IMPACT: Not applicable

Department Updates:

HOUSING PROGRAMS

Housing Rehabilitation Program – This program continues to incur losses. There is not sufficient project volume, nor the ability to charge indirect staff costs (sick leave, vacation, OPEB liabilities, CalPERS unfunded liabilities), and therefore the agreements in place need to be terminated in order to curb more financial losses. There are five remaining projects in Butte County that will be completed by August 2022.

First Time Homebuyer – Same as above.

RHA will focus on its core programs and project development within our four County jurisdiction.

RHA CAPITAL PROJECTS

476 Garden Highway Remodel (Yuba City) – The renovation of the units at 476 Garden Highway continues. So far 13 of the 14 units have been completed. Rehab on the final unit is expected to be complete by early February.

New Maintenance Department Office and Storage Building (Yuba City) – Work on the interior of the new Maintenance Department building continues. Sheetrock installation is complete and flooring and finish work is underway. The contractor hopes to have the interior work finished by the end of February 2022.

Migrant Farmworker Housing Rehab Project (Yuba City) – RHA has received approximately \$900,000 from the State Housing & Community Development Department for rehab work to take place at this existing 79-unit property. Scope of work consists of ADA work, roofing, asphalt and sidewalk improvements. Project Architect is currently working on plans and specifications in preparation for open and competitive bidding.

TAX CREDIT PROJECTS – PRE-DEVELOPMENT

Richland Village (Yuba City) – Co-developer: Sage Housing Group; Number of units: 176; Target population: low-income families. The Housing Authority has committed 20 project-based Housing Choice Vouchers to the development as well as a land loan for \$2,110,000. The City of Yuba City also approved a \$1,000,000 capital funds grant to the project. RHA and Sage submitted an application for Affordable Housing and Sustainable Communities (AHSC) funding on June 8th.

Awards were announced on January 26, 2022, and it is with great pleasure to report that the project was awarded \$30 million in AHSC financing. RHA will now apply for tax-credit financing in March 2022.

Local Financing Commitments:

- Sutter County Fee Deferral = \$453,552
- Regional Housing Authority Land Loan = \$2,110,000
- Regional Housing Authority = 20 Project Based Vouchers (20-year contract)
- City of Yuba City Capital Funds Grant = \$1,000,000
- Yuba City Unified School District Fee Deferral = \$237,270

River Oaks Apartments (Plumas Lake) – Co-developer: Pacific West Communities; Number of units: 48; Target population: low-income families. PWC has site control of a property located on Algodon Road at River Oaks Boulevard in Plumas Lake (APN 016-640-105). Our application for Multifamily Housing Program (MHP) funds was successful and staff has applied for 4% tax credits, however, the project was not awarded tax-credit financing. Staff will be re-applying for tax-credits in March 2022.

Local Financing Commitments:

- Yuba County Fee Deferral = \$248,136

Bear Ridge Apartments (Wheatland) – Co-developer: Pacific West Communities; Number of units: 48 units; Target population: low-income families. PWC has site control of a property located on Spenceville Road in Wheatland (APN 015-360-001). Our application for Multifamily Housing Program (MHP) funds was successful and staff has applied for 4% tax credits. Awards were announced in December, 2021, and staff is happy to report that the project was successfully financed.

Currently the Architect is working on construction drawings and plan specifications for competitive bidding of all sub-contracting trades. Construction financing is expected to close in April or May 2022 with construction starting soon thereafter.

Wheatland Senior Housing Project (Wheatland) – Co-developer: Pacific West Communities; Number of units: 32 units; Target population: low-income seniors. PWC has site control of a property located on the corner of First Street and E Street in Wheatland (APN 015-350-012). The City of Wheatland approved a development impact fee deferral loan in the amount of \$650,000. The City also committed to supporting a HOME Investment Partnerships Program (HOME) application now that the HOME NOFA has been released. HOME financing applications are due March 10, 2022. If HOME funds are awarded, staff will then apply for 4% tax credits in late 2022 or early 2023.

Local Financing Commitments:

- City of Wheatland Fee Deferral = \$650,000

Northview Senior Apartments (Williams) – Co-developer: Pacific West Communities; Number of units: 32 units; Target population: low-income seniors. PWC has site control of a property on 8th and C Streets in Williams (APN 005-056-014). The City has committed to supporting a HOME Investment Partnerships Program (HOME) application now that the HOME NOFA has been released. HOME financing applications are due March 10, 2022. If HOME funds are awarded, staff will then apply for 4% tax credits in late 2022 or early 2023.

Williams Family Housing Project (Williams) – Co-developer: Pacific West Communities; Number of units: 48 units; Target population: low-income families. PWC and RHA are looking for another site and plan to apply for Multifamily Housing Program (MHP) as well as 4% tax credits to fund the project. The Williams Unified School District is planning on releasing a proposal opportunity for surplus land that may be suitable for this project. Staff will update the Board as this progresses.

Lone Oak Senior Apartments II (Penn Valley) – Co-developer: Pacific West Communities; Number of units: 31 units; Target population: low-income seniors. Predevelopment activities are underway for the second phase of the Lone Oak Senior Apartments. Staff is working with the Nevada County Planning Department to secure entitlements. The Nevada County Planning Commission consideration is scheduled on January 27, 2022. Project will be adjacent to the existing Phase I and will also include 31 units.

Pacific Crest Commons (Truckee) – Co-developer: Pacific West Communities; Number of units: 55 units; Target population: low-income families, homeless and mentally disabled persons. PWC has site control of a property located at 10077 State Route 89 South in Truckee. The project will mainly serve low-income families with a portion of the units set aside for households struggling with mental health issues and homelessness. PWC and RHA submitted applications for Permanent Local Housing Allocation (PLHA) and Multifamily Housing Program (MHP) funds in September, 2021 and also applied for No Place Like Home (NPLH) funds in January, 2022. Unfortunately, neither the MHP or PLHA applications were awarded. Staff will be applying for 4% tax credits in March 2022.

Local Financing Commitments:

- Town of Truckee Capital Funds Loan = \$1,000,000
- Martis Fund Foundation = \$1,000,000
- Regional Housing Authority = 10 Project Based Vouchers (20-year contract)

Rancho Colus (Colusa) – Co-developer: Sage Housing Group; Number of units: 49; Target population: low-income families, homeless and mentally disabled persons. Colusa County Health and Human Services has committed funding for the development of an affordable housing project targeting households struggling with mental health issues and homelessness. RHA has secured a site located at 1717 Highway 20 in Colusa. RHA and Sage will apply for No Place Like Home (NPLH) funds in January, 2022, then 4% tax credits in the future if NPLH financing is awarded. Staff will also be applying for AHP financing through the Federal Home Loan Bank, in March 2022.

Local Financing Commitments:

- Colusa County Capital Funds and Land Acquisition = \$1,200,000
- Regional Housing Authority = 15 Project Based Vouchers (20-year contract)

TAX CREDIT PROJECTS – UNDER CONSTRUCTION

Truckee Artist Lofts (Truckee) – Co-developer: CFY Development; Number of units: 76; Target population: low-income artists and low-income families. Construction financing closed in October, 2019 and the project construction is complete. The final certificate of occupancy was issued in December, 2021. Leasing is complete and the property is 100% leased up.

Local Financing Commitments:

- Town of Truckee = \$1,650,000
- Tahoe Truckee Community Foundation = \$2,150,000
- Regional Housing Authority = 19 Project Based Vouchers (20-year contract)

Brunswick Commons Permanent Supportive Housing (Grass Valley) – Co-developer: Pacific West Communities; Number of units: 41; Target population: homeless and mentally disabled persons. Construction financing closed on December 16, 2020. The project is currently under construction with an estimated completion date of April, 2022.

Local Financing Commitments:

- Nevada County Land Contribution = \$500,000
- Nevada County competitive State HCD NPLH = \$1,601,076
- Homeless Resource Council of the Sierras HEAP = \$500,000
- Homeless Resource Council of the Sierras HHAP = \$200,000

- Nevada County Capital Funds = \$150,000
- Regional Housing Authority = 40 Project Based Vouchers (20-year contract)

Cedar Lane Permanent Supportive Housing (West Linda/Olivehurst) – Co-developer: Pacific West Communities; Number of units: 41; Target population: homeless and mentally disabled persons. Construction financing closed on April 20, 2021. The project is currently under construction with an estimated completion date of June, 2022.

Local Financing Commitments:

- Yuba County Land Loan = \$570,000
- Yuba County Fee Deferral = \$136,037
- Yuba County competitive State HCD NPLH = \$3,373,963
- Linda County Water District Fee Deferral = \$403,940
- Sutter-Yuba Homeless Consortium HHAP = \$262,000
- Regional Housing Authority = 40 Project Based Vouchers (20-year contract)

Cedar Lane Family Apartments (West Linda/Olivehurst) – Co-developer: Pacific West Communities; Number of units: 108; Target population: low-income families. Construction financing closed on May 12, 2021 with an estimated completion date of June, 2022.

Local Financing Commitments:

- Yuba County Land Loan = \$1,460,000
- Yuba County Fee Deferral = \$461,739
- Linda County Water District Fee Deferral = \$648,744

Cashin's Field (Nevada City) – Co-developer: Central California Housing Corporation; Number of units: 51; Target population: low-income families. Construction financing closed on May 18, 2021 with an estimated completion date of September, 2022.

Local Financing Commitments:

- Nevada County HMOIT = \$50,000
- Nevada County Regional Housing Trust Fund = \$1,575,000
- City of Nevada City Competitive PLHA = \$2,485,447
- City of Nevada City Fee Deferral = \$200,000
- Regional Housing Authority = 20 Project Based Vouchers (20-year contract)

Kristen Court Phase III (Live Oak) – Co-developer: Pacific West Communities; Number of units: 32; Target population: low-income families. Construction financing closed on October 19, 2021 with an estimated completion date of November, 2022.

TAX CREDIT PROJECTS – CONSTRUCTION COMPLETE

Grass Valley Terrace (Grass Valley) – Co-developer: Impact Development Group; Number of units: 70; Target population: low-income families. Construction financing closed on March 20, 2020. Project construction is complete and the project is fully leased. Permanent financing closed on September 20, 2021.

Local Financing Commitments:

- Regional Housing Authority = 25 Project Based Vouchers (20-year contract)

TAX CREDIT PROJECTS – CONSTRUCTION COMPLETE/WAITING FOR PERM CONVERSION

Lone Oak Senior Apartments (Penn Valley) – Co-developer: Pacific West Communities; Number of units: 31; Target population: low-income seniors. Construction financing closed on March 23, 2020. Construction is complete and the project is fully leased. Permanent loan conversion is scheduled to occur in March, 2022.

Local Financing Commitments:

- Nevada County HOME = \$304,768
- Nevada County Capital Funds = \$898,000
- Regional Housing Authority = 30 Project Based Vouchers (20-year contract)

Devonshire Apartments (Colusa) – Co-developer: Central California Housing Corporation; Number of units: 28; Target population: low-income families. Renovations to the Devonshire Apartments were completed in August and the project is fully leased. Permanent loan conversion closed in December, 2021.

Local Financing Commitments:

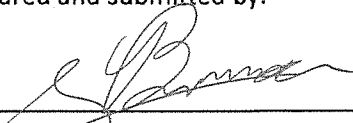
- City of Colusa CDBG = \$826,000
- City of Colusa HOME = \$290,000
- Regional Housing Authority Seller Financing = \$401,090
- Regional Housing Authority = 5 Project Based Vouchers (20-year contract)

New Haven Court Permanent Supportive Housing (Yuba City) – Co-developer: Pacific West Communities; Number of units: 40; Target population: homeless and mentally disabled persons. Construction is complete and the project is fully leased. Stakeholder meetings continue to be held weekly to coordinate supportive services and overall property management. Permanent loan conversion is scheduled for March 2022.

Local Financing Commitments:

- Yuba County/Sutter County MHSAs = \$1,547,676
- Yuba County/Sutter County non-competitive NPLH = \$1,096,705
- Sutter County CDBG = \$200,000
- City of Yuba City Capital Funds = \$800,000
- Sutter-Yuba Homeless Consortium HEAP = \$690,000
- Regional Housing Authority Land Loan = \$560,000
- Regional Housing Authority Capital Funds = \$18,440
- Sutter County Fee Deferral = \$103,080
- Yuba City Unified School District Fee Deferral = \$54,042
- Regional Housing Authority = 39 Project Based Vouchers (20-year contract)

Prepared and submitted by:



Gustavo Becerra
Executive Director