



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

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List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Form HUD-50077, <i>Standard PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual PHA Plans.</i>	Standard 5-Year and Annual Plans Streamlined 5-Year Plans
N/A	Form HUD-50076, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan</i> , including required PHA certification and assurances for policy and program changes since last Annual Plan.	Streamlined Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans 5-Year Streamlined Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5-Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments (AI) to Fair Housing Choice); and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Streamlined Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan (TSAP) and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in the Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-Up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary).	Annual Plan: Operations and Maintenance and Community Service and Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP).	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Management and Operations

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement/Performance and Evaluation Report (form HUD-52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (form HUD-52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See Notice 99-52 (HA).	
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the U.S. Housing Act of 1937, or Section 33 of the U.S. Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan).	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	
N/A	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	
X	Most recent self-sufficiency (ED/SS, TOP, or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Consortium agreements and certifications that agreements are in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint PHA Plans for Consortia
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**Certifications of Compliance with
PHA Plans 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 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**
RESOLUTION 20-1688

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 04/2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA 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 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - 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;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. 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 _____

PHA Name _____

CA048 _____

PHA Number/HA Code _____

☒ Annual PHA Plan for Fiscal Year 2021 _____

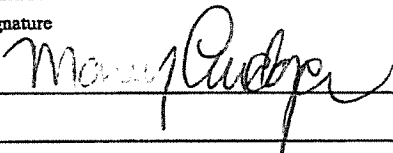
_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

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
Manny Cardoza

Title
Chairperson

Signature



Date 12/16/2020

2

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 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

RESOLUTION 20-1689

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

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

Regional Housing Authority
PHA Name

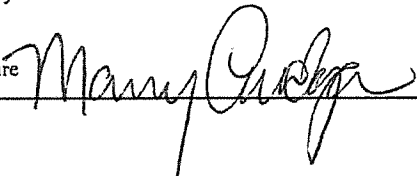
CA048
PHA Number/HA Code

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

Name of Authorized Official
Manny Cardoza

Title
Chairperson

Signature



Date 12/16/2020

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Dan Miller, the Nevada County Supervisor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Regional Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

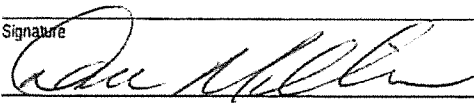
County of Nevada
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

By increasing the availability of safe, decent, affordable, and suitable housing free from discrimination.

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
Dan Miller	Board Commissioner
Signature	Date
	12/16/2020

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Ron Sullenger, the Sutter County Supervisor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Regional Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

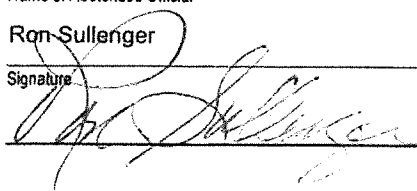
County of Sutter
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

By increasing the availability of safe, decent, affordable, and suitable housing free from discrimination.

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
<u>Ron Sullenger</u>	<u>Board Commissioner</u>
Signature	Date
	<u>12/16/2020</u>

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Randy Fletcher, the Yuba County Supervisor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Regional Housing Authority

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

County of Yuba

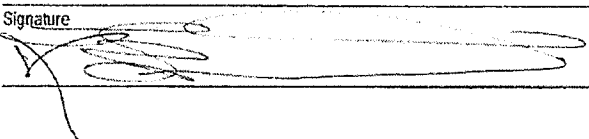
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

By increasing the availability of safe, decent, affordable, and suitable housing free from discrimination.

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
Randy Fletcher	Vice-Chairperson
Signature	Date
	12/16/2020

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**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Kent Boes, the Colusa County Supervisor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Regional Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

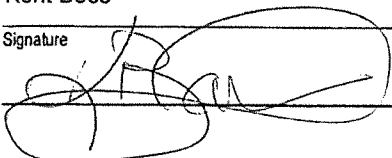
County of Colusa
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

By increasing the availability of safe, decent, affordable, and suitable housing free from discrimination.

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	Board Commissioner
Signature	Date
	12/16/2020

7

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: 02/29/2016
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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, 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. 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 of 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, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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	PHA Name: <u>Regional Housing Authority</u> PHA Code: <u>CA048</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2021</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>1,751</u> Total Combined <u>1,924</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
	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.					
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	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:					

8

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</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? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <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> <p>RHA will apply to HUD for the repositioning of the entire 173-unit Public Housing portfolio through the Streamlined Voluntary Conversion process. The Board of Commissioners approved the application submission on November 4, 2020.</p> <p>RHA will continue to utilize Project Based Section 8 vouchers as a tool to develop new affordable housing units.</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 and County administrations to create innovative housing opportunities for low-income families within the jurisdiction.</p> <p>Progress in meeting Goals: RHA is always working towards our goal of providing safe, decent, affordable housing. Our Family Self-Sufficiency programs for both HCV and Public Housing will continue to provide participants with a variety of programs and support services that promote self-sufficiency.</p>

B.4.	<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>
<p>Other Document and/or Certification Requirements.</p>	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>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.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>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>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

Fair Housing

The PHA established the following objectives to:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- 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
- Undertake affirmative measures to ensure accessible housing to person with all varieties of disabilities regardless of unit size required

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

Strategies

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

PHA shall increase the number of affordable units available to the PHA within its current resources by:

- Applying for additional Section 8 vouchers should they become available
- Leverage affordable housing resources in the community through partnerships to compete for other funding such as Low-Income Housing Tax Credits.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance
- Leverage Section 8 project-based vouchers for new construction projects, or acquisition/rehab projects, that will in turn create new affordable housing in our communities.

Need: Specific Family Types: Families at or below 30% of median

PHA shall target available assistance to families at or below 30 % of AMI by:

- Employ admissions preferences aimed at families with economic hardships

Need: Specific Family Types: Families at or below 50% of median

PHA shall target available assistance to families at or below 50% of AMI by:

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly by:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities by:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

PHA will increase awareness of PHA resources among families of races and ethnicities with disproportionate needs by:

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

PHA will conduct activities to affirmatively further fair housing by:

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Market the Section 8 program to owners outside areas of poverty/minority concentrations.

Other Housing Needs & Strategies: (list needs and strategies below)

Reason for Selecting Strategies:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of analysis for Deconcentration and Income Mixing

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

Strategies

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
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- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
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- Pursue housing resources other than public housing or Section 8 tenant-based assistance
- Leverage Section 8 project-based vouchers for new construction projects, or acquisition/rehab projects, that will in turn create new affordable housing in our communities.

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PHA shall target available assistance to families at or below 30 % of AMI by:

- Employ admissions preferences aimed at families with economic hardships

Need: Specific Family Types: Families at or below 50% of median

PHA shall target available assistance to families at or below 50% of AMI by:

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

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- Apply for special-purpose vouchers targeted to the elderly, should they become available

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PHA shall target available assistance to Families with Disabilities by:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

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- Market the Section 8 program to owners outside areas of poverty/minority concentrations.

Other Housing Needs & Strategies: (list needs and strategies below)**Reason for Selecting Strategies:**

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents

Waitlist: HCV

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting List Type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	786		
Extremely low income <=30% AMI	614	78.1%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	136	17.3%	
Elderly families	121	15.4%	
Families with Disabilities	228	29.0%	
Race/ethnicity (White)	362	46.1%	
Race/ethnicity (Black)	81	10.3%	
Race/ethnicity (Asian/Other)	181	23.0%	
Race/ethnicity (Hispanic)	131	16.7%	
Characteristics by Bedroom Size (PH Only)			
1 BR	0	0.0%	
2 BR	0	0.0%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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Waitlist: richwl

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting List Type: (select one) <div style="margin-top: 5px;"> <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) Housing If used, identify which development/sub-jurisdiction: </div>			
	# of families	% of total families	Annual Turnover
Waiting list total	1244		
Extremely low income <=30% AMI	0	0.0%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	518	41.6%	
Elderly families	135	10.9%	
Families with Disabilities	406	32.6%	
Race/ethnicity (White)	582	46.8%	
Race/ethnicity (Black)	341	27.4%	
Race/ethnicity (Asian/Other)	218	17.5%	
Race/ethnicity (Hispanic)	321	25.8%	
Characteristics by Bedroom Size (PH Only)			
1 BR	153	12.3%	
2 BR	105	8.4%	
3 BR	225	18.1%	
4 BR	337	27.1%	
5 BR	54	4.3%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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Waitlist: joannwl

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting List Type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) Housing If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	399		
Extremely low income <=30% AMI	0	0.0%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	62	15.5%	
Elderly families	111	27.8%	
Families with Disabilities	243	60.9%	
Race/ethnicity (White)	250	62.7%	
Race/ethnicity (Black)	78	19.6%	
Race/ethnicity (Asian/Other)	65	16.3%	
Race/ethnicity (Hispanic)	57	14.3%	
Characteristics by Bedroom Size (PH Only)			
1 BR	398	99.8%	
2 BR	1	0.3%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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Waitlist: datewl

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting List Type: (select one) <div style="display: flex; flex-direction: column; gap: 5px;"> <div><input type="checkbox"/> Section 8 tenant-based assistance</div> <div><input checked="" type="checkbox"/> Public Housing</div> <div><input type="checkbox"/> Combined Section 8 and Public Housing</div> <div><input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing</div> </div> If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	234		
Extremely low income <=30% AMI	0	0.0%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	21	9.0%	
Elderly families	76	32.5%	
Families with Disabilities	148	63.3%	
Race/ethnicity (White)	140	59.8%	
Race/ethnicity (Black)	38	16.2%	
Race/ethnicity (Asian/Other)	39	16.7%	
Race/ethnicity (Hispanic)	35	15.0%	
Characteristics by Bedroom Size (PH Only)			
1 BR	167	71.4%	
2 BR	67	28.6%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

REGIONAL HOUSING AUTHORITY
STAFF REPORT

Date: February 5, 2020
To: Board of Commissioners
From: Marco A. Cruz – Chief Financial Officer

SUBJECT: Fiscal Year Ending 2021 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 1,711 vouchers (includes 52 VASH)
- State/Local – restricted
 - Heather Glenn/Teesdale (MHSA) Marysville & Yuba City; 16 units
 - Homes2Families 12 units (managed for Yuba City)
 - Migrant Services (OMS) 79 units (May-November)
 - Neighborhood Stabilization-1 9 units
 - Neighborhood Stabilization-3 12 units
- 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 Miles Market & School
 - Planning/ Community Develop Interagency administered programs, development projects, RHA maintenance contracts
 - Percy Avenue 8 family units
 - Trailer 1 family unit
 - Trailer Park 8 family units (tenant leased spaces)
 - TRIO 5 tenant option-to-purchase homes
 - Management Fees RHA fee to manage SCAH, City & County programs
- 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:

Revenue is derived from tenant rents, Housing Assistance Payments/Operating Subsidy/Capital Funds (HUD), Rental Assistance (USDA), Management Fees (H2F and SCAH), expense reimbursement (OMS) and other miscellaneous sources. Below is income received from government sources for Housing Choice Voucher, Public

Housing, Mental Health Services and USDA. LC-35 is included to show income sources from our "private industries" and reimbursements.

Housing Choice Voucher -- Admin Fee (Attachment B)

\$1,113,751 (with proration & 97% utilization) -- 1,711 vouchers x published rate

Public Housing (Attachment A)

\$396,996 Operating Subsidy (90% proration)

\$495,824 Capital Funds

\$892,790

Mental Health Services -- Heather Glenn (Attachment B)

\$12,650 To cover approved expenses, not covered by tenant revenue

Unrestricted LC-35 (Attachment C)

\$ 34,536 Miles Market

\$ 12,936 Yuba City Unified School District

\$ 1,680 Del Norte Clinic -- Rent increased to \$140 December 1, 2017

\$ 53,710 Solar Farm

\$ 56,868 PILOT

\$ 3,997 Other

\$ 71,970 Office debt service (reimbursed by projects)

\$235,697

Unrestricted Planning & Community Development (Attachment C)

\$285,640 Various Cities and Counties

USDA -- Rental Assistance (Attachment A)

\$ 176,228 Butte View Estates (HUD)

\$ 148,631 Centennial Arms (USDA)

\$1,715,182 Richland Housing (USDA)

\$1,994,175

Factors that affect all program budgets:

Salaries and Benefits

Five percent step increases for eligible staff were included along with one percent increase as per the MOU. The MOU change to 2.5% step increases will have minimal but increasing impact over the next several years. California's minimum wage has increased to \$13/hr increasing our onsite manager costs. RHA's unfunded pension and OBEP expenses are not expected to substantially increase in FYE 2021 but there will be large cash outflows as RHA reduces the liability. On the plus side health benefit costs have a slight decrease over prior year. Also, overall staffing hours continues to decrease as the result of attrition.

Insurance

Workmen's comp is expected to be higher than inflation. Property insurance is expected to be flat. We are currently Tier 2 with our insurance company which gives us a 5% discount.

General

Majority of expenses increased by 2019 CPI (2.3%)

Factors affecting specific properties:

Housing Choice Voucher

The Section 8 program continues to prorate Administration Fees and Housing Assistance Payments (HAP's) to 80.021% and 99.5% respectively. There will be 50 additional vouchers for the Mainstream program. RHA's HCV Occupancy department is starting 2020 with an excellent utilization of our budgeted vouchers which will increase our Administrative Fees but require close monitoring to ensure we stay within our voucher assistance budget. With HUD's 2020 Fair Market Rates increasing by 23% this is especially important.

Public Housing

The Public Housing program also continues to prorate the Operating Subsidy to 90% and underfund our Capital Fund. Since RHA is considered a small housing Authority (<250 units), Capital Funds may be fully utilized for administrative costs, when/if needed. This scenario is not ideal though, as it may create deferred capital improvements.

State/Local

A 2019-2021 Office of Migrant Services (OMS) two-year budget has been previously approved by the State HCD and RHA Board. Mental Health and Neighborhood Stabilization Program revenues both continue to cover their expenses.

Business Activities

Business Activities continues to strengthen its already strong fiscal position. Most capital improvement projects have been completed at Kingwood Commons and we expect positive residual receipts in FYE 2021. The project-based vouchers for the 3-bedroom units is generating additional revenue enabling a payback of liabilities created by years of negative receipts.

Planning/Community Development's First Time Homebuyer and Owner-Occupied programs continue to operate on thin margins. There is potential for significant revenue increase from Butte County's reconstruction efforts from their recent fires, which was not budgeted.

Devonshire is no longer included in the RHA budget as it will move to a separate limited partnership in March 2020.

Net Residual Receipt Summary

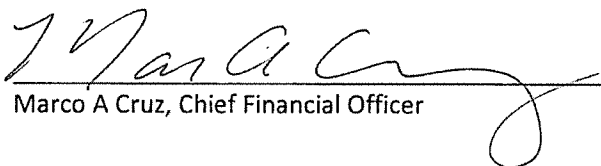
	Revenue	Expenses	Net Income
Housing Choice Voucher (Attachment B)			
Administrative Fee	\$1,113,751	\$1,111,562	\$2,189
FSS Coordinator	\$85,755	\$85,755	\$0
Housing Assistance Payments	Manage to Available Budget		
Total	\$1,199,506	\$1,197,317	\$2,189
Mental Health (Attachment B)			
Heather Glenn	\$44,285	\$44,227	\$58
Teesdale	\$36,039	\$34,723	\$1,316
Total	\$80,324	\$78,950	\$1,374
Public Housing (Attachment A)			
Date Street	\$360,142	\$356,379	\$3,763
Joann Way	\$161,763	\$161,344	\$419
Richland Housing	\$1,126,440	\$1,110,772	\$15,668
Total	\$1,648,345	\$1,628,495	\$19,850
Unrestricted Properties (Attachment C)			
Kingwood Commons	\$619,625	\$611,029	\$8,596
LC-35	\$235,697	\$208,948	\$26,749
Planning/Community Development – Contract	\$116,336	\$116,003	\$333
Planning/Community Development – Subrecipient	\$169,304	\$169,292	\$12
Percy Avenue	\$59,625	\$58,114	\$1,511
Trailer	\$15,626	\$13,704	\$1,922
Trailer Park	\$52,557	\$47,943	\$4,614
Total	\$1,268,770	\$1,225,031	\$43,739
USDA (Attachment A)			
Butte View Estates	\$306,060	\$305,355	\$705
Centennials Arms	\$240,662	\$240,105	\$557
Richland Housing	\$2,520,226	\$2,519,287	\$939
Total	\$3,066,948	\$3,064,747	\$2,201

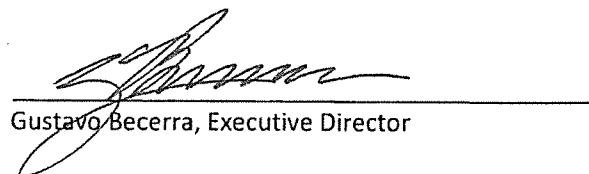
RECOMMENDATION:

It is recommended that the Board of Commissioners of the Regional Housing Authority approve the above/attached fiscal year ending 2021 operating budgets.

Prepared by:

Submitted by:


Marco A Cruz, Chief Financial Officer


Gustavo Becerra, Executive Director

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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, 2020

Board Resolution Number: 20-1657

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: 02/19/2020
- ☐ 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: 02/19/2020
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DECONCENTRATION

RHA Policy

If subject to deconcentration requirements, the RHA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the RHA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.



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RESOLUTION NO. 20-1680

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY APPROVAL OF THE FLAT RENTS FOR LOW INCOME PUBLIC HOUSING

WHEREAS, the Regional Housing Authority (the "Authority") owns and manages 173 units of Public Housing; and

WHEREAS, the United States Department of Housing and Urban Development requires all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs; and

WHEREAS, RHA will place a cap on any increases in a family's rent payment that exceeds 35 percent, and is a result of changes to the flat rental amount; and

WHEREAS, RHA will present two rent options to the family as follows:
The lower of the product of the calculation and the updated flat rental amount; or
The income-based rent; and

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

WHEREAS, the Board of Commissioners for the Authority has reviewed the information submitted;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY DOES HEREBY FIND, DETERMINE AND CERTIFY AS FOLLOWS:

1. The information provided in the Public Housing Utility Survey and Study and Flat Rent Calculation is true and accurate.
2. There was a qualifying change in cost of tenant provided utilities.
4. There was a qualifying change in the Fair Market Rents.
3. All residents have been given proper notice and have been encouraged to review the proposed utility allowances, new flat rents and supporting documentation.

New utility allowances per the study and new flat rent schedule per the calculations should be implemented effective January 1, 2021 which are as follows:

Public Housing Utility Allowance Schedule Effective 01/01/2021		
Property	Bedroom Size	New Allowance
Date Street Senior Village	1	\$ 55.00
	2	\$ 71.00
River City Manor	1	\$ 61.00
Richland Housing	Studio	\$ 48.00
	1	\$ 48.00
	2	\$ 74.00
	3	\$ 89.00
	4	\$ 102.00
	5	\$ 117.00

Richland Housing Flat Rents						
Bedrooms	0	1	2	3	4	5
Rent	\$655	\$660	\$830	\$1200	\$1455	\$1680

Date Street Flat Rents		
Bedrooms	1	2
Rent	\$650	\$805

River City Manor Flat Rents	
Bedrooms	1
Rent	\$650

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 4th Day of November 2020 by the following vote:

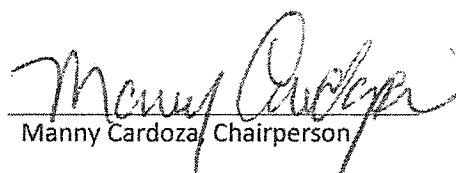
AYES: Chairperson Manny Cardoza, Commissioners Doug Lofton, John Loudon, Suzanne Gallaty, Jeremy Chapdelaine, Kent Boes, Bob Woten, Rick Millhollin, Brian Foss, Dan Miller, Tony Kurlan, Ron Sullenger and Randy Fletcher

NAYS: None

ABSTAINED: None

ABSENT: Commissioner Toni Benson

ATTEST:


Manny Cardoza, Chairperson

(SEAL)



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LOW INCOME PUBLIC HOUSING FLAT RENT AND UTILITY ALLOWANCE CHANGE

To All Public Housing Residents:

The Regional Housing Authority (RHA) hereby notifies you of the updated Low-Income Public Housing Flat Rent Schedule and Utility Allowance Scheduled. Updated Flat Rent Amounts and Utility Allowance amounts are effective 01/01/2021.

Public Housing Utility Allowance Schedule Effective 01/01/2021		
Property	Bedroom Size	New Allowance
Date Street Senior Village	1	\$ 55.00
	2	\$ 71.00
River City Manor	1	\$ 61.00
Richland Housing	Studio	\$ 48.00
	1	\$ 48.00
	2	\$ 74.00
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Richland Housing Flat Rents						
Bedrooms	0	1	2	3	4	5
Rent	\$655	\$660	\$830	\$1200	\$1455	\$1680

Date Street Flat Rents		
Bedrooms	1	2
Rent	\$650	\$805

River City Manor Flat Rents	
Bedrooms	1
Rent	\$650

If you have any questions regarding the new schedules, please contact your specialist at (530) 671-0220.

Flat Rent Update effective 1/1/2021 BASED ON FMR Change

Richland Housing							
Unit Size	0	1	2	2 NOT REHABBED	3	4	5
Current Rent	630	650	805	805	1175	1435	1650
35% of Current Rent	220.5	227.5	281.75	281.75	411.25	502.25	577.5
FMR	875	881	1122	1122	1606	1943	2234
80% of FMR	700	704.8	897.6	897.6	1284.8	1554.4	1787.2
Utility Allowance	48	48	74	74	89	102	117
Utility Adjusted FMR	652	656.8	823.6	823.6	1395.8	1656.4	1904.2
Difference between Current and 80% of FMR Adjusted for UA	22	6.8	18.6	18.6	20.8	17.4	20.2
New Rents effective 2021	655	660	830	830	1200	1455	1680

River City Manor	
Unit Size	1
Current Rent	650
35% of Current Rent	227.5
FMR	844
80% of FMR	675.2
Utility Allowance	61
Utility Adjusted FMR	614.2
Difference between Current and 80% of FMR Adjusted for UA	-35.8
New Rents effective 2021	650

RENTS TO BE SET AT NO LESS THAN 80% OF FMR LESS UA
CAN BE MORE THAN 80%

Date Street		
Unit Size	1	2
Current Rent	650	805
35% of Current Rent	195	241.5
FMR	844	1087
80% of FMR	675.2	869.6
Utility Allowance	55	71
Utility Adjusted FMR	620.2	798.6
Difference	-29.8	-6.4
New Rents effective 2021	650	805

PART II: SETTING PROGRAM STANDARDS AND SCHEDULES

16-II.A. OVERVIEW

Although many of the program's requirements are established centrally by HUD, the HCV program's regulations recognize that some flexibility is required to allow the PHA to adapt the program to local conditions. This part discusses how the PHA establishes and updates certain schedules and standards that are used to administer the program locally. Details about how these schedules are applied to individual families are provided in other chapters. The schedules and standards discussed here include:

- *Payment Standards*, which dictate the maximum subsidy a family can receive (application of the payment standards is discussed in Chapter 6); and
- *Utility Allowances*, which specify how a family's payment should be adjusted to account for tenant-paid utilities (application of utility allowances is discussed in Chapter 6).

PHA Policy

Copies of the payment standard and utility allowance schedules are available for review in the PHA's offices during normal business hours.

Families, owners, and members of the public may submit written comments on the schedules discussed in this part, at any time, for consideration during the next revision cycle.

The PHA will maintain documentation to support its annual review of payment standards and utility allowance schedules. This documentation will be retained for at least 3 years.

Establishing and updating the PHA passbook rate, which is used to calculate imputed income from assets, is covered in Chapter 6 (see Section 6-I.G.).

16-II.B. PAYMENT STANDARDS [24 CFR 982.503; HCV GB, Chapter 7]

The payment standard sets the maximum subsidy payment a family can receive from the PHA each month [24 CFR 982.505(a)]. Payment standards are based on fair market rents (FMRs) published annually by HUD. FMRs are set at a percentile within the rent distribution of standard quality rental housing units in each FMR area. For most jurisdictions FMRs are set at the 40th percentile of rents in the market area.

The PHA must establish a payment standard schedule that establishes payment standard amounts for each FMR area within the PHA's jurisdiction, and for each unit size within each of the FMR areas. For each unit size, the PHA may establish a single payment standard amount for the whole FMR area, or may set different payment standards for different parts of the FMR area. Unless HUD grants an exception, the PHA is required to establish a payment standard within a "basic range" established by HUD – between 90 and 110 percent of the published FMR for each unit size.

Updating Payment Standards

When HUD updates its FMRs, the PHA must update its payment standards if the standards are no longer within the basic range [24 CFR 982.503(b)]. HUD may require the PHA to make further adjustments if it determines that rent burdens for assisted families in the PHA's jurisdiction are unacceptably high [24 CFR 982.503(g)].

PHA Policy

The PHA will review the appropriateness of the payment standards on an annual basis when the new FMR is published, and at other times as determined necessary. In addition to ensuring the payment standards are always within the "basic range" the PHA will consider the following factors when determining whether an adjustment should be made to the payment standard schedule:

Funding Availability: The PHA will review the budget to determine the impact projected subsidy adjustments will have on funding available for the program and the number of families served. The PHA will compare the number of families who could be served under revised payment standard amounts with the number assisted under current payment standard amounts.

Rent Burden of Participating Families: Rent burden will be determined by identifying the percentage of families, for each unit size, that are paying more than 30 percent of their monthly adjusted income as the family share. When 40 percent or more of families, for any given unit size, are paying more than 30 percent of adjusted monthly income as the family share, the PHA will consider increasing the payment standard. In evaluating rent burdens, the PHA will not include families renting a larger unit than their family unit size.

Quality of Units Selected: The PHA will review the quality of units selected by participant families when making the determination of the percent of income families are paying for housing, to ensure that payment standard increases are only made when needed to reach the mid-range of the market.

Changes in Rent to Owner: The PHA may review a sample of the units to determine how often owners are increasing or decreasing rents and the average percent of increases/decreases by bedroom size.

Unit Availability: The PHA will review the availability of units for each unit size, particularly in areas with low concentrations of poor and minority families.

Lease-up Time and Success Rate: The PHA will consider the percentage of families that are unable to locate suitable housing before the voucher expires and whether families are leaving the jurisdiction to find affordable housing.

Changes to payment standard amounts will be effective on January 1st of every year, or within three months of the FMR effective date, whichever is earlier. The effective date is applicable both to HUD-required revisions and to discretionary revisions.

Exception Payment Standards [24 CFR 982.503(c)]

The PHA must request HUD approval to establish payment standards that are higher than the basic range. At HUD's sole discretion, HUD may approve a payment standard amount that is higher than the basic range for a designated part of the FMR area. HUD may approve an exception payment standard amount (in accordance with program requirements) for all units, or for all units of a given size, leased by program families in the exception area. Any PHA with jurisdiction in the exception area may use the HUD-approved exception payment standard amount. The total population of all HUD-approved exception areas in an FMR area may not include more than 50 percent of the population of the FMR area.

Voluntary Use of Small Area FMRs [24 CFR 982.503, Notice PIH 2018-01]

PHAs that administer vouchers in a metropolitan area where the adoption of small area FMRs (SAFMRs) is not required may request approval from HUD to voluntarily adopt SAFMRs. SAFMRs may be voluntarily adopted for one or more zip code areas.

PHA Policy

The PHA will not voluntarily adopt the use of SAFMRs.

Unit-by-Unit Exceptions [24 CFR 982.503(b), 24 CFR 982.505(d), Notice PIH 2010-26]

Unit-by-unit exceptions to the PHA's payment standards generally are not permitted. However, an exception may be made as a reasonable accommodation for a family that includes a person with disabilities. (See Chapter 2 for a discussion of reasonable accommodations.) This type of exception does not affect the PHA's payment standard schedule.

When needed as a reasonable accommodation, the PHA may make an exception to the payment standard without HUD approval if the exception amount does not exceed 120 percent of the applicable FMR for the unit size [24 CFR 982.503(b)]. The PHA may request HUD approval for an exception to the payment standard for a particular family if the required amount exceeds 120 percent of the FMR.

PHA Policy

A family that requires a reasonable accommodation may request a higher payment standard at the time the Request for Tenancy Approval (RFTA) is submitted. The family must document the need for the exception. In order to approve an exception, or request an exception from HUD, the PHA must determine that:

The family's TTP would otherwise exceed 40 percent of adjusted monthly income; and

The rent for the unit is reasonable.

"Success Rate" Payment Standard Amounts [24 CFR 982.503(e)]

If a substantial percentage of families have difficulty finding a suitable unit, the PHA may request a "success rate payment standard" that applies to the entire jurisdiction. If approved by HUD, a success rate payment standard allows the PHA to set its payment standards at 90-110 percent of a higher FMR (the 50th, rather than the 40th percentile FMR). To support the request, the PHA must demonstrate that during the most recent 6-month period for which information is available:

- Fewer than 75 percent of families who were issued vouchers became participants;
- The PHA had established payment standards for all unit sizes, and for the entire jurisdiction, at 110 percent of the published FMR; and
- The PHA had a policy of allowing voucher holders who made sustained efforts to locate units at least 90 days to search for a unit.

Although HUD approves the success rate payment standard for all unit sizes in the FMR area, the PHA may choose to adjust the payment standard for only some unit sizes in all, or a designated part, of the PHA's jurisdiction within the FMR area.

Decreases in the Payment Standard below the Basic Range [24 CFR 982.503(d)]

The PHA must request HUD approval to establish a payment standard amount that is lower than the basic range. At HUD's sole discretion, HUD may approve establishment of a payment standard lower than the basic range. HUD will not approve a lower payment standard if the family share for more than 40 percent of program participants exceeds 30 percent of adjusted monthly income.



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RESOLUTION 20-1677

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY APPROVAL OF THE 2021 PAYMENT STANDARD-HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the Regional Housing Authority (RHA) manages up to 1,751 Housing Choice Voucher Participants; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) allows Public Housing Authorities to establish a payment standard of 90-110% of Housing Choice Voucher Fair Market Rents (FMR); and

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

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

1. The Housing Authority has conducted a review of the Sutter, Nevada, Colusa, and Yuba County's Housing Choice Voucher Program Payment Standards.
2. The Housing Authority wishes to establish the payment standard at 92% of HUD's published Fair Market Rent for Nevada County, 92% of HUD's published Fair Market Rent for Colusa County excluding one bedroom units, one bedroom units in Colusa County will be at 94% of HUD's published Fair Market Rent, and 90% of HUD's published Fair Market Rent for Sutter and Yuba Counties.
3. The Housing Authority has properly calculated the Housing Choice Voucher Payment Standard based on the HUD Approved Fair Market rents for Sutter, Nevada, Yuba and Colusa Counties.
4. New payment standards will be implemented effective January 1, 2021, which are as follows:

Payment Standard Table on following page:

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Payment Standard Historical Tracking

County/Year	Bedroom				
Sutter 2021	0	1	2	3	4
FMR	\$875	\$881	\$1,122	\$1,606	\$1,943
90%	\$787.50	\$792.90	\$1,009.80	\$1,445.40	\$1,748.70
2021 PMT STANDARD	\$788	\$793	\$1,010	\$1,446	\$1,749
2020 PMT STANDARD	\$755	\$760	\$979	\$1,412	\$1,718
Difference from 2020	\$33	\$33	\$31	\$34	\$31
Nevada 2021	0	1	2	3	4
FMR	\$884	\$1,013	\$1,335	\$1,911	\$2,052
92%	\$813.28	\$931.96	\$1,228.20	\$1,758.12	\$1,887.84
2021 PMT STANDARD	\$814	\$932	\$1,229	\$1,759	\$1,889
2020 PMT STANDARD	\$788	\$919	\$1,209	\$1,745	\$1,863
Difference from 2020	\$26	\$13	\$20	\$14	\$26
Colusa 2021	0	1	2	3	4
FMR	\$654	\$733	\$966	\$1,382	\$1,673
92% (One Bedroom 94%)	\$601.68	\$689.02	\$888.72	\$1,271.44	\$1,539.16
2021 PMT STANDARD	\$602	\$690	\$889	\$1,272	\$1,540
2020 PMT STANDARD	\$584	\$700	\$863	\$1,245	\$1,516
Difference from 2020	\$18	-\$10	\$26	\$27	\$24
Yuba 2021	0	1	2	3	4
FMR	\$875	\$881	\$1,122	\$1,606	\$1,943
90%	\$787.50	\$792.90	\$1,009.80	\$1,445.40	\$1,748.70
2021 PMT STANDARD	\$788	\$793	\$1,010	\$1,446	\$1,749
2020 PMT STANDARD	\$755	\$760	\$979	\$1,412	\$1,718
Difference from 2020	\$33	\$33	\$31	\$34	\$31

This Resolution was approved at the Regular Meeting of the Board of Commissioners on September 16, 2020 by the following vote:

AYES: Chairperson Manny Cardoza, Commissioners Doug Lofton, John Loudon, Suzanne Gallaty, Jeremy Chapdelaine, Kent Boes, Bob Woten, Rick Millhollin, Brian Foss, Dan Miller, and Randy Fletcher

NAYS: None

ABSTAINED: None

ABSENT: Commissioners Toni Benson, and Ron Sullenger

(SEAL)

ATTEST:

Manny Cardoza, Chairperson

Payment Standard Historical Tracking

County/Year	Bedroom				
Sutter 2021	0	1	2	3	4
FMR	\$875	\$881	\$1,122	\$1,606	\$1,943
90%	\$787.50	\$792.90	\$1,009.80	\$1,445.40	\$1,748.70
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Difference from 2020	\$33	\$33	\$31	\$34	\$31

XV. HOUSEKEEPING STANDARDS

In an effort to improve the livability and conditions of the apartments owned and managed by RHA, uniform physical standards for resident housekeeping have been developed for all tenant families.

- a. **RHA Responsibility:** The standards that follow will be applied fairly and uniformly to all Tenants. RHA inspects each unit at least annually, to determine compliance with standards. Upon completion of an inspection, RHA will notify Tenant in writing if he/she fails to comply with the standards. RHA will advise the Tenant of specific corrections(s) required establishing compliance. Within a reasonable period of time, RHA will schedule a second inspection. Failure of the second inspection will constitute a violation of the lease terms.
- b. **Tenant Responsibility:** Tenant is required to abide by the standards set forth below. Failure to abide by the Housekeeping Standards that result in the creation or maintenance of a threat to health or safety is a violation of the Lease terms and will result in eviction.

- c. **Housekeeping Standards: Inside the Apartment**

General

- 1. Walls: Should be clean, free of dirt, grease, holes, cobwebs, fingerprints and should not be modified with paint.
- 2. Floors: Should be clean, clear, dry and free of hazards.
- 3. Ceilings: Should be clean and free of cobwebs.
- 4. Windows: Should be clean, mold free, not nailed shut, shades and blinds should be clean, not broken, and intact without modifications of paint or other materials. Access should not be blocked in case of fire or emergency entrance or exit is necessary.
- 5. Woodwork: Should be clean, free of dust, gouges, scratches, and should not be modified with paint or other material.
- 6. Doors: Should be clean, free of grease and fingerprints, should not be modified with paint, and should not have gouges or holes. Doorsteps should be present, and locks should work and should not be replaced or modified. Access should not be blocked in case of fire and emergency entrance or exit is necessary.
- 7. Heating units: Should be dusted, access should be uncluttered, and filters should be cleaned and replaced when applicable.
- 8. Trash: Shall be disposed of properly and not left in the unit.
- 9. Entire unit: Should be free of "combustible loading" stacking furniture and large amounts of combustible junk providing a starting place for fire including papers, debris, clothing, boxes, and rodent and insect infestations.
- 10. Ventilation: The apartment and common areas must have proper ventilation to prevent mold and odor or other observable deficiencies; including where applicable replacing air conditioning and heating filters.

Kitchen

- 1. Stove: Should be clean and free of food and grease.
- 2. Refrigerator: Should be clean, freezer door should close properly, freezer should have no more than one inch of ice, ventilation filters must be kept clean at the base of the refrigerator.
- 3. Cabinets: Should be clean and free of dirt, grease, and should not have breakage or holes. Cabinet surfaces and countertops should be free of spilled food. Cabinets should not be overloaded. Storage under the sink should be limited to small and lightweight items to permit access for repairs.



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Heavy pots, pans, or other materials that block access should not be stored under the sink.

4. Exhaust Fan: Should be grease and dust free; replacing to reduce inefficiency and unhealthy conditions.
5. Sink: Should be clean, free of grease and garbage. Dirty dishes should be washed and put away in a timely manner.
6. Food storage areas: Should be clean and sanitary without spilled food to prevent health hazards.
7. Trash/Garbage: Should be stored in covered container until removed to the disposal area.

Bathroom

1. Toilet and tank: Should be clean and odor free without leakage.
2. Tub and shower: Should be clean and free of excessive mildew and mold. Where applicable, shower curtain should be in place and have adequate length to prevent leakage of water.
3. Lavatory: Should be clean without leakage.
4. Exhaust Fan(s): Should be free of dust; filters replaced when applicable.
5. Floor: Should be clean and dry without damage.

Storage Area

1. Linen Closet: Should be neat, clean, and organized. Linen closet should not be overloaded.
2. Other Closets – Should be neat, clean, and organized. Closets should not be overloaded with highly volatile or flammable materials including books, papers, clothing, debris, boxes, furniture, and miscellaneous household items. Closet doors should be operable.
3. Other storage areas: Should be neat, clean, organized, and free of chemical hazards and not overloaded with highly volatile flammable materials.

d. Housekeeping Standards: Outside the apartment

The following standards apply to family and scattered site development only; some standards apply only when the area is for exclusive use of Tenant

1. Yards: Should be free of debris, trash, dumped or abandoned appliances, furniture, and inoperable cars. Exterior walls should be free of graffiti and any modifications.
2. Porches: Front and rear porches should be clean and free of hazardous material. Any items stored on the porch shall not impede access to the unit.
3. Steps: Front and rear steps should be clean and free of hazards, graffiti and other materials that block or impede access.
4. Sidewalks: Should be clean and free of hazards, graffiti and other materials that block or impede access.
5. Screen Doors: Should be clean, with screen intact.
6. Parking Lot: There should be no car repair in the lots.
7. Laundry Areas: Should be clean and neat. Remove lint from dryer after use.
8. Utility Rooms: Should be free of debris, motor vehicle parts, and flammable materials.

XVI. LAWSUIT/LEGAL FEES

In the event of legal action to enforce the provisions of this lease, the prevailing party shall be awarded court costs and reasonable attorney's fees, in addition to all other relief.

- a. Attorney's Fee: Resident agrees to pay a reasonable attorney's fee as award by the Court in the event court action is required to evict RESIDENT or to enforce Terms and Conditions of the Lease by



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





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

BEDBUG ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated _____ between RHA and _____ "Resident" for the premises located at _____, _____, CA _____ Unit _____.

It is our goal to maintain the highest quality living environment for our Residents. RHA has inspected the unit prior to lease and knows of no bedbug infestation. Residents have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bed bugs, minimizing an infestation and limiting its spread.

Information about Bed Bugs:

- Bed bug Appearance
 - Bed bugs have six (6) legs
 - Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper.
 - Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color.
 - When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect.
 - Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals.
- Life Cycle and Reproduction:
 - An average bed bug lives for 10 months. Female bed bugs lay one (1) to five (5) eggs per day. Bed bugs grow to full adulthood in about 21 days.
 - Bed bugs can survive for months without feeding.
- Bed Bug Bites:
 - Bed bugs feed at night; therefore, most people are bitten in their sleep and do not realize they were bitten.
 - A person's reaction to insect bites is an immune response and so it varies from person to person.
 - Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.
- Common signs and symptoms of possible bed bug infestation:
 - Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls
 - Molted bed bug skins, white, sticky eggs, or empty eggshells
 - Very heavily infested areas may have a characteristically sweet odor
 - Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping.

3A



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Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.

Resident represents that all furnishings and other property that will be moved into the unit are free of bedbugs.

Resident agrees to maintain the premises in a manner that prevents the occurrence of a bedbug infestation in the premises.

Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities.

- Resident shall practice good housekeeping, including the following:
 - Resident shall **remove clutter**. Bed bugs like dark concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry, especially under the bed and in closets. Reducing clutter also makes it easier to carry out housekeeping.
 - Resident shall **keep the unit clean**. Vacuum and dust regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around nightstand. While cleaning, look for signs of bed bugs, and report these immediately.
 - Residents shall **avoid using secondhand furnishings that have not been thoroughly inspected for the presence of bedbugs**, especially bed frames, mattresses and box springs. If rental furnishings are used make sure that the furniture rental company has established procedures for inspection and identification of bed bugs and other pests. This process should include inspection of rental furniture inventory and trucks used to transport rental furniture. It should also include a pre-delivery and pre-pickup inspection by the furniture rental company of the premises to which the rental furniture is being delivered. Never accept an item that shows signs of bedbugs. Never take discarded items from the curbside.
 - Resident shall **arrange furniture to minimize bed bug hiding places**. If possible, keep beds and upholstered furniture several inches away from the walls. Bed bugs can jump as far as 3 inches.
 - Resident shall **check for hitch-hiking bedbugs**. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs before you enter your apartment. Check backpacks, shoes, and clothing after visits to friends, theaters, or after using public transportation. After guests visit, inspect beds, bedding and upholstered furniture.
- Resident shall report any problems immediately. Specifically, Resident shall:
 - **Report any signs of bed bugs immediately**. Do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from unit to unit.
 - **Report any maintenance needs immediately**. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.
- Resident shall cooperate with pest control efforts.





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If your unit (or a neighbor's unit) is infested with bedbugs, a pest management professional may be called in to apply pesticides. The treatment is more likely to be effective if your unit is properly prepared. Resident shall comply with the recommendations from the pest management professional. Tenants shall cooperate with the inspection process to facilitate the detection and treatment of bed bugs, including providing requested information that is necessary to facilitate the detection and treatment of bed bugs to the pest control operator or RHA staff.

- RHA will notify tenants of those units inspected by the pest control operator of the pest control findings. The notification will be in writing and made within two (2) business days of receipt of the pest control findings. For confirmed infestation in common areas, all tenants shall be provided notice of the pest control operator's findings.
- Resident agrees to indemnify and hold harmless RHA from any actions, claims, losses, damages, and expenses including, but not limited to, attorneys' fees that RHA may sustain or incur as result of the negligence of the Resident or any guest or other person living in, occupying, or using the premises.

The undersigned Resident(s) acknowledge having read and understood the foregoing:

Date

Resident

Date

Resident

For more information about bedbug identification and infestation, visit:
<http://www.cdph.ca.gov/HealthInfo/discond/Documents/bedbugsbite.pdf>





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BED BUG PREVENTION AND ELIMINATION POLICY

The Regional Housing Authority (RHA) recognizes the potential problems that can arise out of bedbug infestations. This policy outlines the responsibilities of RHA as well as the rights and responsibilities of the tenants in dealing with bedbug education and elimination procedures. Accordingly, RHA adopts this policy in an effort to minimize bedbug infestations.

Bedbug infestations can be a serious problem. Multifamily, single unit houses, and/or Public Housing properties are not immune to bedbug infestations. This policy addresses the importance of partnership between RHA and tenant.

Prevention and elimination of bedbugs can only be accomplished through RHA and tenant cooperation. RHA expects tenant cooperation in the process of education, inspection, detection, and elimination of bedbugs. In turn, the tenant may expect fairness in PHAs enforcement of these guidelines.

The following are procedures for the prevention of bedbugs:

- Raising awareness through education on prevention of bedbugs;
- Inspecting infested areas, plus surrounding living spaces;
- Checking for bedbugs in luggage and clothes when returning home from a trip;
- Looking for bedbugs or signs of infestation on secondhand items before bringing the items home;
- Correctly identifying the pest;
- Keeping records – including dates and locations where pests are found;
- Cleaning all items within a bedbug infested living area;
- Reducing clutter where bedbugs can hide;
- Eliminating bedbug habitats;
- Physically removing bedbugs through cleaning;
- Using pesticides carefully according to the label directions; and,
- Following up on inspections and possible treatments.
- Provide orientation for new tenants and staff, and post signs and handouts regarding bedbug prevention.

RHA RESPONSIBILITIES

- RHA shall provide training to appropriate staff regarding the identification, prevention, and eradication of bedbugs.
- RHA Shall make efforts to educate new and existing tenants on methods that may be utilized in order to prevent and detect bedbugs.





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- RHA shall keep written records of reports and incidents of bedbug infestation. Said records shall identify the dates, times, and places of such reports or incidents.

RESIDENT RESPONSIBILITIES

- Tenants will be required to immediately report to RHA the suspicion of possible bedbugs in a housing unit or other areas of the property. Tenants are the first line of defense against bedbug infestations and are encouraged to create living environments that deter bedbugs. Units may be inspected for unreasonable amounts of clutter that create hiding places for bedbugs. Further, any willful failure on the part of the resident to report a bedbug infestation may result in adverse action taken against the tenant, up to and including eviction.
- Since clutter is a friend of bedbugs, residents will keep clutter in their homes to an absolute minimum.
- Tenants are expected to cooperate with the treatment efforts by allowing for heat treatment of clothing and furniture and refraining from placement of infested furniture or other items in common areas such as hallways. Tenant cooperation is shown to expedite the control of bedbugs and to prevent spreading of infestations.

Tenants should be advised of the following:

- RHA may not deny tenancy to a potential resident on the basis of the tenant having experienced a prior bedbug infestation, nor may an owner give residential preference to any tenant based on a response to a question regarding prior exposure to bedbugs.
- A tenant reporting bedbugs may expect expeditious response and attention by RHA, but should be advised that inspection and, if necessary, treatment of bedbugs may take time to schedule. The inspections should occur within three calendar days of the tenant report when possible.
- Following a report of bedbugs, RHA or a qualified third party trained in bedbug detection should inspect the dwelling unit to determine if bed bugs are present. It is critical that inspections be conducted by trained staff or third-party professionals. RHA may enter the unit to perform these activities, in accordance with the lease.
- If bedbug infestation is found in the unit, the tenant may expect treatment to begin within five days of the inspection, though depending on the form of treatment, this may not be possible. Tenants should be advised that treatment may take several weeks.
- The tenant is required to pay for and follow the instructions provided by the professional exterminator for proper treatment of all personal items including pets.
- The tenant will be expected to contribute to the cost of the professional exterminator.
- The tenant will not be reimbursed the cost of any additional expense to the household, such as purchase of new furniture, clothing or cleaning services.
- RHA retains the right to terminate resident's tenancy and require residents to vacate the rental unit in the event that the:
 1. Resident's action or inaction prevents treatment of an infestation;
 2. Resident fails to comply with the requirements of this policy.



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If RHA terminates the tenancy according to this policy and tenant vacates within seven (7) days of such notice of termination, the tenant shall be released from any future financial obligations pursuant to the Lease, unless the infestation is caused or worsened as a result of the tenant's actions or inactions, or as a result of tenant preventing or hindering treatment.

By signing below, Resident (s) acknowledge receipt of Regional Housing Authority Bed Bug Prevention and Elimination Policy.

_____	_____
Date	Resident
_____	_____
Date	Resident
_____	_____
Date	Resident

For more information about bedbug identification and infestation, visit:
<http://www.cdph.ca.gov/HealthInfo/discond/Documents/bedbugsbite.pdf>





U.S. Department of Housing and Urban
OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim Rule

Report Date: 01/28/2019

PHA Code:	CA048
PHA Name:	Regional Housing Authority
Fiscal Year End:	03/31/2018

PHAS Indicators	Score	Maximum Score
Physical	36	40
Financial	25	25
Management	23	25
Capital Fund	10	10
Late Penalty Points	0	
PHAS Total Score	94	100
Designation Status:	Small PHA Deregulation	
Published 01/28/2019	Initial published	12/13/2018

Financial Score Details	Score	Maximum Score
Audited/Single Audit		
1. FASS Score before deductions	25.00	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit Penalties)	25.00	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	98.84	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasintrule.cfm>

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U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
1 Sansome Street
San Francisco, California 94104-4448
www.hud.gov
espanol.hud.gov

JUL 10 2019

Gustavo Becerra
Executive Director
Regional Housing Authority
1455 Butte House Road
Yuba City, CA 95993

RECEIVED

JUL 17 2019

RHA

Dear Mr. Becerra:

This letter provides the scoring information for the **Regional Housing Authority's** Section 8 Management Assessment Program (SEMAP) for fiscal year ending **March 31, 2019**. SEMAP enables HUD to better manage the Housing Choice Voucher (HCV) program by identifying PHA capabilities and deficiencies related the administration of the HCV program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The **Regional Housing Authority's** final score for fiscal year ending **March 31, 2019**, is **100%**. The Housing Authority's overall designation is **High**. The following are the scores for each indicator:

Indicator	1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a)	15
Indicator	2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507	20
Indicator	3	Determination of Adjusted Income (24 CFR Part 5, Subpart F and 24 CFR 982.516)	20
Indicator	4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator	5	HQS Quality Control (24 CFR 982.405(b))	5
Indicator	6	HQS Enforcement (24 CFR 982.404)	10
Indicator	7	Expanding Housing Opportunities (24 CFR 982.54(d)(5), 982.301(a) 982.301(b)(4), 982.301(b)(12))	5
Indicator	8	Payment Standards (24 CFR 982.503)	5
Indicator	9	Timely Annual Reexaminations (24 CFR 5.617)	10
Indicator	10	Correct Tenant Rent Calculations (24 CFR 982 Subpart K	5
Indicator	11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator	12	Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator	13	Lease-up	20
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	N/A
Indicator	15	Deconcentration Bonus	N/A

Thank you for your cooperation with the SEMAP process. Should you have any questions concerning your scores or required corrective actions, you may contact Andrew Q. Nguyen, Portfolio Management Specialist, at (415) 489-6443.

Sincerely,

A handwritten signature in black ink, appearing to read "Gerard R. Windt". The signature is fluid and cursive, with a large initial "G" and a long, sweeping underline.

Gerard R. Windt
Director
Office of Public Housing

Part I: Summary				
PHA Name: Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No. CA01P04850120 Replacement Housing Factor Grant No. Date of CFFP:		
Type of Grant		FFY of Grant: FFY of Grant Approval:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾
		Original	Revised ⁽²⁾	
1	Total non-CFP Funds			Expended
2	1406 Operations	\$377,941.00	\$377,941.00	
3	1408 Management Improvement			
4	1410 Administration			
5	1480 General Capital Activity	\$165,470.00	\$169,416.00	
6	1492 Moving To Work Demonstration			
7	1501 Collateral Exp / Debt Srvc			
8	1503 RAD-CFP			
9	1504 Rad Investment Activity			
10	1505 RAD-CPT			
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)			

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

Part I: Summary					
PHA Name: Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No. CA01P04850120 Replacement Housing Factor Grant No. Date of CFPP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	\$543,411.00	\$547,357.00		

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

Part I: Summary				
PHA Name: Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No. CA01P04850120 Replacement Housing Factor Grant No. Date of CFFP:	FFY of Grant: FFY of Grant Approval:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾
		Original	Revised ⁽²⁾	
22	Amount of line 21 Related to LBP Activities			Expended
23	Amount of line 21 Related to Section 504 Activities			
24	Amount of line 21 Related to Security - Soft Costs			
25	Amount of line 21 Related to Security - Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

Signature of Executive Director /S/MBBP35	Date 12/07/2020	Signature of Public Housing Director	Date
--	------------------------	---	-------------

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

Part II: Supporting Pages								
PHA Name: Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. CFFP(Yes/No):			CA01P04850120		Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
CA048000032 - RICHLAND HOUSING CENTER	Maintenance (Richland Housing) (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : HVAC, exterior doors, hazmat removal, kitchen remodel, painting, siding, water heaters & windows	1480		\$165,470.00	\$169,416.00			
CA048000032 - RICHLAND HOUSING CENTER	Operations (Operations (1406)) Description : Operations	1406		\$377,941.00	\$377,941.00			
	Total:			\$543,411.00	\$547,357.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Regional Housing Authority			Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

(1) Cost Analysis:

Attach the results of the Cost Analysis in the form of the HUD-approved Excel Spreadsheet available on the HUD website at <https://apps.hud.gov/offices/pih/centers/sac/docs/costcomparison.xls>.

(2) Future Use: How does the PHA propose the public housing project will be used after conversion?

- ☐ Public Housing, including:
- ☐ Elderly
 - ☐ Family
 - ☐ Disabled
 - ☐ Mixed
- ☒ Other Assisted Housing, including:
- ☒ Project-Based Vouchers
- ☐ Rent-Controlled or Rent-Capped Housing
- ☐ LIHTC Housing
- ☒ Market-Rate Housing
- ☐ Other Housing:
- ☐ Other Non-Housing Purposes:

Attach a narrative of the planned future use of the project indicated above and the means and timetable for accomplishing any planned demolition, disposition, or redevelopment

(3) Complete the information requested below based on the appraisals/market analyses required by 24 CFR part 972 and any applicable HUD Notice on appraisals for voluntary conversions.

Market Valuation	Approach Used	Value
1. Current Value "As Is" Public Housing	<input type="checkbox"/> Income <input type="checkbox"/> Comparable Sale <input type="checkbox"/> Tax-Assessment <input type="checkbox"/> Cost Approach	\$
2. Future Value "Post-Rehab" Public Housing	<input type="checkbox"/> Income <input type="checkbox"/> Comparable Sale <input type="checkbox"/> Tax-Assessment <input type="checkbox"/> Cost Approach	\$

3. Current Value "As Is" (depends on proposed future use) Select One: <input checked="" type="checkbox"/> Other Assisted Housing <input type="checkbox"/> Rent-Controlled or Rent-Capped Housing <input type="checkbox"/> Market-Rate Housing <input type="checkbox"/> Other Housing	<input checked="" type="checkbox"/> Income <input checked="" type="checkbox"/> Comparable Sale <input type="checkbox"/> Tax-Assessment <input type="checkbox"/> Cost Approach	\$ 19,0914,240
4. Future Value "Post-Rehab" (depends on proposed future use) Select One: <input type="checkbox"/> Other Assisted Housing <input type="checkbox"/> Rent-Controlled or Rent-Capped Housing <input type="checkbox"/> Market-Rate Housing <input type="checkbox"/> Other Housing	<input type="checkbox"/> Income <input type="checkbox"/> Comparable Sale <input type="checkbox"/> Tax-Assessment <input type="checkbox"/> Cost Approach	\$
5. "Highest and Best Use" Value or "Market Value" (*Insert this value at Section 5(c) of the Cost Analysis Excel Spreadsheet as the "market value of property". Also insert this value whenever the "market value" of the property is requested in the calculation.)	<input type="checkbox"/> Income <input type="checkbox"/> Comparable Sale <input type="checkbox"/> Tax-Assessment <input type="checkbox"/> Cost Approach	\$

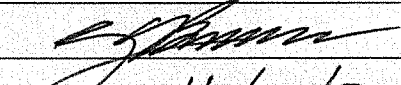
(4) Attach the "Executive Summary" of the appraisal/market analyses used for Box #5 in the above reference chart

PHA Certification for Section 22 Voluntary Conversion Applications:

My PHA specifically authorized this conversion action in its annual PHA Plan or in a Significant Amendment to that Plan and HUD approved the Plan or Significant Amendment and otherwise complied with all applicable PHA Plan requirements described at 24 CFR part 972 for this conversion action. If my PHA is a Qualified PHAs under the Housing and Economic Recovery Act of 2008 (HERA), my PHA described the proposed conversion at its required annual public hearing (or a second public hearing if it is submitting this Application between its annual public hearings). If my PHA is a Moving to Work (MTW) entity, it has authorized and described this conversion action in its MTW Plan.

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	Gustavo Becerra
Title	Executive Director
Signature	
Date	11/10/2020

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Instructions: Voluntary Conversions Addendum Form HUD-52860-E

This information is required as a supplement to the HUD-52860 for all inventory removal actions that involve a Voluntary Conversion based on the requirements of Section 22 of the 1937 Act and 24 CFR part 972, Subpart B. HUD will use this information to determine whether, and under what circumstances, to permit PHAs to remove from their inventories all or a portion of a public housing project under this authority, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. All capitalized terms not defined in this form have the meanings of 24 CFR part 972, except all references to development in that regulation are referred to project in this form. The information requested does not lend itself to confidentiality.

PHAs applying for Section 22 Voluntary Conversion are required to complete this Addendum (HUD-52860-E) as part of their Inventory Removals Application (HUD-52860) and submit it (as an attachment) with their application.

PHA applying for Voluntary Conversion must fulfill two primary requirements:

- (1) Perform a conversion assessment in accordance with 24 CFR 972.218 - 24 CFR 972.224 ("Conversion Assessment"); and
- (2) Prepare a conversion plan in accordance with 24 CFR 972.227- 24 CFR.233 within one year of performing the Conversion Assessment ("Voluntary Conversion Plan"). Both the Conversion Assessment and Voluntary Conversion Plan must be approved by HUD as part of the PHA's Plan. HUD will not accept any application for Voluntary Conversion until the PHA has completed a Conversion Assessment and Voluntary Conversion Plan; and included them in its PHA Plan.

Item 1:

Voluntary Conversions are permitted only if they are cost-effective. The cost methodology that PHAs must use to compare the costs of continuing to operate a development as public housing for the remainder of its useful life to the cost of providing tenant-based Housing Choice Voucher Assistance to the residents of that development was published as a final rule on March 21, 2006 (Appendix to 24 CFR part 972) ("Conversion Calculation Rule"). In order to assist PHAs in completing the calculations and comparisons required by the Rule, a downloadable spreadsheet calculator is available on the HUD website. HUD will look for completed cost calculations in reviewing the PHA's cost comparison of providing tenant-based Housing Choice Voucher Assistance with the cost of operating the development as public housing. Note: The cost methodology for Required Conversion is different from that for Voluntary Conversion. When comparing the cost of tenant-based Housing Choice Voucher Assistance versus public housing, PHAs should consider, as essential, the length of the remaining useful life for the public housing development that may be a 20 or 30-year period. (Typically, a 40-year period is used when rehabilitation is performed equal to new construction. A 30-year period is used when a PHA plans a modernization effort that addresses all backlog needs, any redesign that is necessary to keep a property viable and cost-effective for an ongoing useful life in accordance with the useful life of the building and its systems.) PHAs must use this calculation tool (spreadsheet) to compute the PHAs information on the development's operating, modernization, and accrual costs, as well as information on voucher costs for Voluntary Conversion.

PHAs must have an appraisal performed for the "Highest and Best Use" (as a commercial or residential use) value or potential market value of the public housing development and whether any residual value may be

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generated from the sale of the development or the land (after demolition). The information from this appraisal is required to complete the HUD Cost Analysis. Specifically, the value that must be inserted into Section 5(c) of the Cost Analysis Spreadsheet Calculator is the “Highest and Best Use” value or (“Market Value”) (See applicable HUD Notice on appraisal guidelines for Voluntary Conversions).

Item 2:

“Public Housing” means low-income housing, and all necessary appurtenances thereto, assisted under the 1937 Act, other than assistance under Section 8 of the 1937 Act. “Other Assisted Housing” is housing with some form of non-public housing subsidy provided for under the 1937 Act. “Rent-Controlled or Rent-Capped Housing” has no subsidy, but provides for a rental cap such as with property with rent controls consistent with state regulated Low Income Housing Tax Credits or other statutory or regulatory cap such as rent control. The income levels of tenants in such properties may be regulated or limited by state or local regulations. “Market Rate Housing” has no restrictions on rental rates, operating costs, profits, rental rate increases, or improvements that can be made to the property. “Other Housing” is housing that does not fall into the options above but may include other subsidized housing (e.g., state subsidized housing, rural development agency), or other sources. In the narrative describing the intended future use for the development, PHAs must provide details of their specific plans for the public housing development after conversion (e.g., whether the property will be demolished, disposed of for other housing, retained and utilized to house low-income residents, etc.). The narrative should provide credible evidence of the capacity and capability of the PHA and its partners, if applicable, to complete the proposed future use of the property, especially in case where the PHA sells its property for Fair Market Value (FMV) and receives significant sales proceeds, or a PHA leases or sells its property for less than FMV and collaborates with a joint venture partner to develop other types of low-income housing or housing for low-income families.

Items 3 and 4:

Refer to PIH Notice 2014-14 (or any replacement notice) for additional guidance.

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**Inventory Removals
Application
HUD-52860**

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

**OMB Approval No. 2577-0075
(exp. 01/31/2021)**

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information	
1. Date of Application:	11/4/2020
2. Name of Public Housing Agency (PHA):	Regional Housing Authority
3. PHA Identification Number:	CA048
4. PHA Address:	1455 Butte House Road, Yuba City, CA 95993
5. Contact Person Name at PHA:	Gustavo Becerra
6. Contact Person Phone No.:	(530) 671-0220 ext. 113
7. Contact Person Email:	g.becerra@regionalha.org
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance? <i>If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9. Name of Local HUD Field Office San Francisco Regional Office	
10. Name of Expeditor at Local HUD Field Office who assisted PHA with application Andrew Nguyen	

Section 2: N/A

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Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020 Approval Date: 02/12/2020
<i>Attach evidence that the removal action is included in the approved PHA Plan and approval date</i>	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 19-1648 Board Resolution Date: 12/18/2019	
<i>Attach a copy of signed PHA Board Resolution</i>	
3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	<input type="checkbox"/> HUD under 24 CFR part 50 <input checked="" type="checkbox"/> Responsible Entity (RE) under 24 CFR part 58 Name of RE: Date ER was conducted:
<i>Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.</i>	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	The County of Sutter, City of Yuba City and City of Live Oak
5. Date(s) of letter(s) of support from (local) government officials: 12/10/19 City of Live Oak, 11/21/19 County of Sutter, 11/7/2019 City of Yuba City	
<i>Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)</i>	

Section 4: Description of Existing Development				
1. Name of Development:		Richland Housing Center, Non-Dwelling		
2. Development Number:		CA048000032, CA048009999		
3. Date of Full Availability (DOFA):		10/21/1971		
4. Number of Residential Buildings:		75		
5. Number of Non-Residential Buildings:		4		
6. Date Constructed:		10/21/1971, 10/21/1963		
7. Is the Development Scattered Site?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):		single family - 11, semi-detached - 53, row or townhouse - 11		
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):		single family - 11, semi-detached - 53, row or townhouse - 11		
10. Total Acres in Development:		18.71		
11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 - Bedroom	4	0	0	4
1 - Bedroom	10	68	0	78
2 - Bedrooms	38	6	0	44
3 - Bedrooms	36	0	0	36
4 - + Bedrooms	11	0	0	11
Total	99	74	0	173
<i>Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)</i>				

Section 5: Description of Proposed Removal						
1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)						Section 22 Streamline Voluntary Conversion
2. Proposed Action by Unit Type (e.g. bedroom size)						
Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	4	0	0	0	0	4
1 – Bedroom	10	68	0	0	0	78
2 – Bedrooms	38	6	0	0	0	44
3 – Bedrooms	36	0	0	0	0	36
4 - + Bedrooms	11	0	0	0	0	11
Total	99	74	0	0	0	173
3. Proposed Action by Building Type		Buildings to be Demolished Only		Buildings to be Disposed of Only		
Residential Buildings		0		75		
Non-Residential Buildings		0		4		
Total Buildings		0		79		
<i>If the removal action is for only a portion of property at a contiguous site, attach a site map</i>						
4. Total Acreage Proposed for Removal (if applicable)					18.71	
(a) Attach a description of the land (e.g. survey, copy of the legal description) (b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC) (c) If the removal action is for only a portion of property at a contiguous site, attach a site map.						
5. Estimated Value of the Proposed Property					\$ 19,091,240	
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
(b) If yes, date of appraisal and name of appraiser:		Date: 10/12/2020 Name: Gordon Springfield				
(c) If not, describe other form of valuation used:		We used figures supplied in the past from the County Assessors Office and updated the numbers to reflect an estimated valued.				
<i>Attach an executive summary of the appraisal or other form of valuation</i>						
6. Timetable PHA estimates conversion activities will be completed within 120 days of SAC approval.						
Activity					Estimated Number of Days After HUD Approval:	
(a)Begin Relocation of Residents:		N/A <input type="checkbox"/> -if vacant or for non-dwelling building			n/a - no relocation	
(b)Complete Relocation of Residents:		N/A <input type="checkbox"/> -if vacant or for non-dwelling building			n/a - no relocation	
(c) Execute Contract for Removal					within 60 days	
(d) Removal of the property					within 120 days	

Section 6: Relocation Not applicable - No relocation needed	
1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	
<i>Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability</i>	
3. Who will provide relocation counseling and advisory services to residents?	<input type="checkbox"/> PHA staff <input type="checkbox"/> Another Entity contracted by the PHA Describe:

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Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	\$
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	<input type="checkbox"/> Capital Funds <input type="checkbox"/> Operating Funds <input type="checkbox"/> Funding Source Year: <input type="checkbox"/> Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	<input type="checkbox"/> Public Housing. If checked, number: <input type="checkbox"/> Section 8 HCV (existing resources. If checked, number: <input type="checkbox"/> Section 8 HCV (new award of TPVs) (see question #7). If checked, number: <input type="checkbox"/> PBV Unit. If checked, number: <input type="checkbox"/> Other (attach description). If checked, number:
Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.	
7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	<input type="checkbox"/> Yes - Replacement TPVs. If checked, number: Regional Housing Authority is requesting <input checked="" type="checkbox"/> Yes - Relocation TPVs. If checked, number: 3 168 Project Based Vouchers <input type="checkbox"/> No TPVs will be requested
Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.	

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Name: Date(s): <input type="checkbox"/> N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Name: Date(s): <input type="checkbox"/> N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: All resident meeting Date(s): <input type="checkbox"/> N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

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Section 9: PHA Certification of Compliance

Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA # _____ for removing public housing property from public housing use restriction, 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 this SAC application and the implementation thereof:

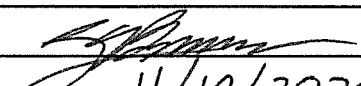
1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.
4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other

Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.

12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

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	Gustavo Becerra
Official Title:	Executive Director
Signature:	
Date:	11/10/2020

Form HUD-52860 Instructions

Refer to SAC website at www.hud.gov/sac for more information

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

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Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:

PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.

Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsible Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the **PHA must complete**. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicate the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

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Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will be partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minimis demolitions, PHAs are submitting information and not a SAC application through this form.

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Regional Housing Authority

Family Self Sufficiency Program

Action Plan

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Regional Housing Authority

Family Self Sufficiency Action Plan

1. PURPOSE

The purpose of the Family Self Sufficiency (FSS) program is to promote the development of local strategies to coordinate the use of Department of Housing and Urban Development (HUD) Housing Choice Voucher program with public and private resources to enable families eligible to receive assistance under these programs to achieve economic independence and self-sufficiency.

2. PROGRAM OBJECTIVE

The objective of the Family Self Sufficiency program is to reduce the dependency of low-income families on welfare assistance, HCV assistance, and other Federal, State and local subsidies.

The FSS program links participants to high-quality, comprehensive supportive services including education, job training, counseling, and other forms of social service assistance necessary to achieve self-sufficiency. A successful FSS program will enhance the standard of living and self-esteem of the participants as they become more productive members of the community and are no longer dependent on governmental assistance.

3. TERMINOLOGY

The Regional Housing Authority is referred to as “PHA” throughout this document.

“Family” is used interchangeably with “Applicant” or “Participant” and can refer to a single person family.

See **Section 19, Definition of Terms** for definitions of additional terms found in this document.

4. DESCRIPTION OF FAMILIES EXPECTED TO PARTICIPATE

A. Demographics

The PHA has 1,644 families (including portables) receiving housing assistance, and 1,000 families awaiting rental assistance on the PHA waitlist as of August 30, 2017. The following demographics describe characteristics of the families receiving housing assistance and the current FSS participants in the PHA’s FSS program as of August 30, 2017. It is expected that future FSS families will continue to mirror the current demographics.

<i>Race/Ethnicity</i>	<i>Recipients</i>	<i>FSS Participants</i>
Hispanic	22%	35%
White/Non Hispanic	61%	50%
Black	7%	9%
Amer. Indian	2%	3%
Asian	8%	0%

B. Number of Families Expected to Participate

In 1993, HUD awarded the PHA one increment of twenty-five (25) units for use in the FSS program. The PHA had in the past contracted out the administration of the FSS program to other agencies, such as Grace Source, Inc. and the Yuba County Housing Authority. Effective February 1, 2002 the PHA brought back the administration of the FSS program. In 2015 the PHA absorbed Yuba County Housing Authority's entire program including their FSS participants. The PHA intends to continue enrollment and maintain as many families in the FSS program that two (2) FSS Coordinators can serve successfully or as required by current HUD guidelines.

5. IMPLEMENTATION SCHEDULE

The PHA implemented the FSS program in 1993 as required by HUD regulations. The PHA will implement any additional subsidies awarded in the future in accordance with HUD regulations.

6. PROGRAM COORDINATING COMMITTEE

The PHA established a Program Coordinating Committee (PCC) in 1993 to assist the FSS program in securing commitments of public and private resources for the operation of the FSS program. The PHA will continue to maintain the PCC in accordance with HUD regulations.

A. Membership

The PCC membership must include a representative from the PHA and a participant from the FSS program. Additional members will be recruited from the local welfare agency, social service agencies, educational institutions, JOBS/WIA programs, and other public and private organizations that can be of assistance to FSS participants.

B. Responsibilities

1) Role of the PCC

- a) The PCC will act as an advisory body to the FSS program; and
- b) The PCC will enable the FSS program to access community resources and obtain commitments for services from social service providers; and
- c) The PCC will expedite and coordinate agreements between the PHA and potential service providers; and
- d) The PCC will provide a forum to promote collaboration and to eliminate duplication of services between agencies that serve the needs of low-income persons.
- e) The PCC will meet at least two (2) times annually.

7. OUTREACH EFFORTS

The PHA will recruit potential FSS participants through a variety of modes to ensure that all eligible families are aware of the opportunities available through the FSS program. Recruitment activities will include, but are not limited to: mailing informational brochures to all HCV participants at each annual recertification; including FSS information in PHA publications; informing all incoming applicants at their HCV briefing; posting FSS information on bulletin boards; providing informational brochures at the PHA office and other social service agencies; and providing information regarding the FSS program to case workers from other social service agencies.

If these measures do not result in sufficient enrollment in the FSS program according to HUD requirements, the PHA will implement additional outreach activities to recruit eligible HCV participants.

8. FAMILY SELECTION PROCEDURES

Families selected for participation in the FSS program will be current participants of the PHA's HCV or Public Housing programs.

A. FSS Preferences

The PHA gives a FSS selection preference to incoming portable families with active FSS Contracts of Participation in accordance with **Section 16A** of this Plan.

B. FSS Application Process

1) FSS Briefing

The PHA will invite eligible HCV recipients to attend a FSS briefing that will explain the benefits and requirements of the FSS program. Prospective FSS participants will be given an application for the FSS program, in addition to informational materials describing the program.

2) Applications

Submittal of a completed application form constitutes notification to the PHA of the applicant's interest in the FSS program.

C. FSS Eligibility

1) *The PHA will consider a family eligible for the FSS program when the following conditions are met:*

- a) The family has attended a briefing on the FSS program; and
- b) The family has submitted a completed FSS application; and
- c) The family does not owe money to the PHA or any other Housing Authority; and
- d) A PHA review of the family's HCV file reveals the family is in compliance with its family obligations as defined by HUD regulations or the PHA's Administrative Plan, including Housing Quality Standards (HQS) requirements.

2) *Incoming Portability Families with Current FSS Contracts of Participation:*

FSS participants from other PHA jurisdictions who exercise portability into the jurisdiction of the Regional Housing Authority will be admitted into the FSS program in accordance with the portability guidelines in **Section 16A** of this plan.

D. Denial of Participation in FSS

The PHA, at its discretion, may deny participation in the FSS program to a family that previously participated and was terminated from FSS because it did not meet its FSS obligations according to its Contract of Participation.

Families denied participation in the FSS program may request an Informal Hearing to determine whether the decision was made in accordance with HUD regulations and the guidelines in this plan. The request for an Informal Hearing must be made in writing within ten (10) business days of the date of notification of the decision to deny participation.

E. Certification of Nondiscrimination

The PHA shall not deny any family or individual the equal opportunity to apply for or participate in the FSS program on the basis of race, color, sex, religion, creed, national or ethnic origin, age, familial or marital status, handicap or disability, or sexual orientation in full compliance with applicable Civil Rights laws.

The Regional Housing Authority will not discriminate against otherwise qualified persons because of their disabilities and will make reasonable accommodations to the person's disability to allow participation in the FSS program. The PHA may decide that an accommodation is not reasonable if it causes undue financial and/or administrative burdens.

9. ACTIVITIES AND SUPPORT SERVICES

A. Certification of Coordination

The PCC meets at least semi-annually to review the progress of the FSS programs, to facilitate coordination of services, to share program information, and to exchange outreach and program implementation strategies.

The PHA will initiate MOUs with other local organizations as warranted to facilitate the goals and objectives of the FSS program, and to promote successful strategies for participants in the FSS program.

B. Monitoring of Service Quality

The PHA will monitor the quality of service provided to FSS families by social service, educational, job training and other agencies. The monitoring will consist of two elements.

1) FSS Participant Referral for Services

The PHA will provide FSS participants with referral forms. The referral form will be completed by the agency providing the service to ensure the participant did meet with the agency, and the participant did follow through with any scheduled appointments or classes.

2) Service Provider Review

The PHA will require all FSS participants who were referred to another agency for services to complete a verbal or written review of the quality of service provided.

10. INCENTIVES TO ENCOURAGE PARTICIPATION

A. Escrow Accounts

The PHA will establish and deposit funds to FSS escrow accounts for FSS participants according to HUD guidelines. Escrow funds will be disbursed to FSS participants under the conditions described in **Section 14** of this document.

B. Individual Training and Services Plan

The PHA will assist each FSS family to develop an Individual Training and Services Plan (ITSP) to help the participant determine the actions necessary to become self-sufficient. The ITSP will be a component of the participant's Contract of Participation. All FSS ITSPs will include an interim goal that all family members will be free from welfare assistance for a period of at least one year prior to the expiration of the FSS Contract of Participation.

C. Training, Education, and Workshops

Through the PCC and other forums, the PHA will link FSS participants with job training, educational, and social service agencies to provide the supportive services necessary to develop self-sufficiency. In addition, FSS families will be provided with information on local

homeownership opportunities and workshops essential to money management and economic self-sufficiency.

11. CONTRACT OF PARTICIPATION

All applicants selected for participation in the FSS program will be required to sign a five-year Contract of Participation. The PHA will use a contract format approved by HUD. The contract will include an Individual Training and Services Plan (ITSP) as defined in **Section 11B** of this plan. The contract will include the family's annual income, earned income, and the family rent in effect as of the effective date of the contract.

A. Family Responsibilities

Family responsibilities under the Contract of Participation include, but are not limited to, the following requirements:

1) Head of Household Must

- a) Seek and maintain suitable employment throughout the term of the contract; and
- b) Complete activities in the ITSP within the specified dates; and
- c) Provide the PHA with information about the family's participation in the FSS program upon request, including information regarding employment, job interviews, training, educational attendance, and other FSS services and activities.

2) All Family Members Must

- d) Comply with the terms of the HCV program and the lease; and
- e) Comply with the family obligations under the HCV program; and
- f) Live in the jurisdiction of the FSS program at least twelve (12) consecutive months from the effective date of the contract, unless waived by the PHA.

B. Requirements for Successful Completion of the Contract of Participation

The contract will be successfully completed when the PHA determines that the family has fulfilled everyone of its responsibilities under the contract; *or*, thirty percent (30%) of the family's monthly adjusted income equals or exceeds the Fair Market Rent (FMR) in effect at the time for the unit size for which the family qualifies under the PHA's Subsidy Standards.

C. Contract Extensions

A participant in the FSS program may request an extension of the contract if the family is unable to complete its goals within the five-year period due to circumstances beyond the family's control. Examples of such a circumstance would be a serious illness or involuntary loss of employment for the head of household. Requests for a contract extension must be made in writing by the head of household. The PHA staff person responsible for the administration of the FSS program and at least one (1) other member of the PHA management staff will review

extension requests. The PHA will grant no more than two (2) extensions of one (1) year each. Extensions are granted at the discretion of the PHA.

Families denied contract extensions may request an Informal Hearing to determine whether the decision was made in accordance with HUD regulations and the guidelines in this plan. The request for an Informal Hearing must be made in writing within ten (10) business days of the date of notification of the decision to deny the extension.

D. Procedures for Graduation

1) FSS Family Responsibilities.

To successfully graduate from the program, the family must:

- a) Submit a request for consideration for graduation in writing to the PHA; and
- b) Demonstrate that all interim and final goals in the Contract of Participation were completed on or before the expiration date of the contract; and
- c) Submit verification that all household members are independent of welfare assistance and have been for 12 consecutive months prior to the expiration of the FSS Contract (not counting transitional assistance); and
- d) Submit verification that the head of household is suitably employed.

2) PHA Responsibilities

- a) The PHA staff person responsible for the administration of the FSS program and at least one (1) other member of the PHA management staff will review the request for consideration for graduation.
- b) The PHA will respond in writing to a request for consideration for graduation within ten (10) calendar days of the receipt of the request and all required verifications.
- c) The PHA will disburse any accumulated escrow funds to the family upon determination of successful graduation under the guidelines in **Section 14** of this document.

E. Denial of Graduation Request

If the PHA determines that a participant did not successfully graduate from the FSS program, the participant may request an Informal Hearing to determine whether the decision to deny graduation was made in accordance with HUD regulations and the guidelines in this plan. A request for an Informal Hearing must be made in writing within ten (10) business days of the date of the PHA's notification of the decision to deny graduation from the FSS program.

If the PHA determines the family did not successfully graduate from the FSS program, the family will forfeit the funds in its FSS escrow account. The PHA will use forfeited escrow funds in accordance with **Section 13C** of this plan.

12. MAINTENANCE OF ESCROW ACCOUNTS

The PHA maintains FSS escrow accounts for FSS participants whose portion of the rent increases due to an increase in their earned income. The escrow funds will be deposited in an interest-bearing, HUD-approved investment. Escrow credits will be deposited to the FSS account in accordance with HUD regulations.

A. Calculation of Escrow

FSS escrow credits will be calculated monthly and in accordance with HUD regulations. Interest on the FSS escrow account balances will be allocated monthly.

B. Escrow Reports to Families

Escrow account reports will be sent to each FSS family quarterly. The report will include the escrow balance at the beginning of the reporting period, the amount of the family's escrow credits for the period, any deductions made from the account for the period, the amount of interest earned for the period, and the total balance in the account at the end of the reporting period.

C. Forfeiture of Escrow Funds

A participating family has no right to any funds from its FSS escrow account if the family's Contract of Participation is terminated, declared null and void, or the PHA determines the family did not successfully graduate from the FSS program. The PHA will close the family's escrow account and will treat forfeited escrow funds as program receipts under the HCV program guidelines, or in accordance with HUD regulations at the time of the forfeiture.

13. ESCROW DISBURSEMENTS

A. Interim Disbursements

A family participating in the FSS program may request an interim disbursement of escrow funds. The PHA staff person responsible for the administration of the FSS program and at least one (1) other member of the PHA management staff will review interim disbursement requests.

The PHA will inform the family in writing within ten (10) business days of the approval or disapproval of the interim disbursement request.

Families denied an interim disbursement may request an Informal Hearing to determine whether the decision was made in accordance with HUD regulations and the guidelines in this plan. The request for an Informal Hearing must be made in writing within ten (10) business days of the date of notification of the decision to deny the interim disbursement.

1) Procedure

Interim disbursements will be made at the discretion of the PHA under the following conditions:

- a) The funds are needed to complete goals in the family's Contract of Participation (example: to pay for school costs or transportation to work); and

- b) The family can demonstrate completion of specific interim goals from its Contract of Participation; and
- c) Interim disbursements may be granted for no more than 50 percent of the family's escrow balance at the time of the request; and
- d) The PHA will not grant more than two (2) interim disbursements per FSS family; and
- e) Requests must be made in writing and include verification that the funds are required for the completion of a goal under the family's Contract of Participation; and
- f) Interim escrow disbursements will be paid in the form of a check made payable directly to the agency, business, or individual providing the required items or services.

B. Final Disbursements

The participating family will receive a disbursement of its escrow funds upon successful completion of the Contract of Participation. The PHA staff person responsible for the administration of the FSS program and at least one (1) other member of the PHA management staff will review final disbursement requests. The family may use its final disbursement escrow funds for any purpose. However, the FSS Coordinator may require the family to develop a plan for the use of the funds as a component of the ITSP.

1) Procedure

Upon determination of successful graduation from the FSS program, the family will receive a disbursement of the funds accumulated in its escrow account under the following conditions:

- a) Any money owed to the PHA will be withheld from the total escrow amount before disbursement; and
- b) The family must certify that it no longer receives any Federal, State, or other public assistance and that it has not received any welfare assistance for 12 consecutive months prior to the expiration of the FSS Contract. This prohibition does not include HCV or transitional assistance; and
- c) The head of household must provide verification of suitable employment.

14. TERMINATION OR WITHHOLDING OF SERVICES

The FSS Contract of Participation will be terminated if the FSS family's HCV participation is terminated.

The PHA may withhold supportive services to FSS families who do not comply with the family responsibilities in the FSS Contract of Participation.

A. Termination of the Contract of Participation

1) The PHA may terminate the family's Contract of Participation if:

- a) The family and the PHA agree to terminate the contract; or

- b) The PHA determines the family has not fulfilled its responsibilities under the FSS program; or
- c) The family withdraws from the FSS program; or
- d) An act occurs that is inconsistent with the purpose of the FSS program (such as noncompliance with the lease, noncompliance with the HCV program family obligations, fraud, or a violent or drug related criminal act); or
- e) The PHA is permitted in accordance with HUD requirements; or
- f) The PHA attempts to contact the family in writing or by phone, and the family does not respond to the contact; or
- g) The family does not complete the contract prior to the expiration date; or
- h) The family exercises portability to a jurisdiction that does not have a FSS program or the family is not accepted into the new jurisdiction's FSS program.

B. Termination Procedures

The PHA staff person responsible for the administration of the FSS program and at least one (1) other member of the PHA management staff will make the decision to terminate a family from the FSS program.

The PHA will notify the family of the termination of its FSS Contract of Participation by mail. The family may request an Informal Hearing to determine whether the decision to terminate FSS participation was made in accordance with HUD regulations and the guidelines in this plan. A request for an Informal Hearing must be made in writing within ten (10) business days of the date of notification of the decision to terminate participation.

15. PORTABILITY

A. Incoming Portables

The PHA is not obligated to accept incoming portable FSS participants into the FSS program. Acceptance of incoming portable clients into the PHA FSS program is entirely at the discretion of the PHA.

It is the responsibility of all FSS families exercising portability into the jurisdiction of the PHA to notify the PHA of their status in the FSS program. If the PHA accepts the family into the FSS program, the PHA will execute a new FSS Contract of Participation.

1) Procedures

- a) The PHA will contact the initial Housing Authority to request a copy of the family's Contract of Participation and to request transfer of any escrow funds if the family's voucher is absorbed.
- b) Incoming portable families must complete a PHA FSS application and any assessments or assignments necessary to complete an ITSP, prior to signing a FSS Contract of Participation.

c) Incoming portable FSS families will not begin to receive escrow credits from the PHA until the effective date of the FSS Contract of Participation executed by the PHA.

d) Incoming portable families whose vouchers are not absorbed may continue in the FSS program of the initial PHA, if the initial PHA is willing to maintain the Contract of Participation and the FSS escrow account. If the voucher is absorbed at a later date, the family must execute a new FSS Contract of Participation with the receiving PHA or be terminated from the FSS program.

B. Denial of Acceptance of an Incoming Portable

The PHA will notify the incoming portable family of the denial of acceptance by mail. An incoming portable family with a current FSS Contract of Participation from its initial PHA that is denied acceptance into the FSS program of the Regional Housing Authority may request an Informal Hearing to determine whether the decision to deny acceptance was made in accordance with HUD regulations and the guidelines in this plan. A request for an Informal Hearing must be made in writing within ten (10) business days of the date of notification of the decision to deny acceptance.

C. Outgoing Portables

It is the responsibility of the FSS family to inform the receiving Housing Authority of its FSS status and to contact the FSS Coordinator at the receiving Housing Authority.

1) Procedures

a) The PHA will make a good faith effort to locate and contact, a FSS family that exercises portability to another jurisdiction. If the family does not respond within thirty (30) days, the PHA may terminate the family's FSS contract in accordance with **Section 15** of this plan. If the contract is terminated, the family's escrow will be forfeited.

b) The PHA will notify the receiving Housing Authority that the family has an active FSS Contract of Participation and an escrow account, if applicable.

c) If the family's voucher **is absorbed** by the receiving housing authority and the family is accepted into the receiving housing authority's FSS program, the contract and escrow account funds will be transferred to the receiving housing authority.

d) If the family's voucher **is not absorbed** by the receiving housing authority, **and** if the family can demonstrate that it can fulfill its responsibilities under the FSS contract in the new location the PHA may allow the family to continue in the PHA's FSS program. In this case, the family must relocate to a jurisdiction within fifty miles of the PHA to ensure the PHA can adequately oversee the family's participation in the program.

e) At its discretion, the PHA may terminate the family's Contract of Participation in accordance with **Section 15** of this plan if the family exercises portability to a jurisdiction that does not have a FSS program or if the family is not accepted into the new jurisdiction's FSS program.

16. COMPLIANCE WITH PIC FILING REQUIREMENT

The PHA will submit PIC filing in accordance with Section Eight Management Assessment Program (SEMAP) requirements.

17. MEASUREMENT OF OUTCOMES

The PHA maintains a database on FSS program participants. This information is submitted to HUD in the required PIC 50058 format. In accordance with SEMAP requirements, the PHA will calculate the percentage of mandatory FSS slots filled and the percentage of FSS participants with escrow balances at least biannually.

18. FAMILY'S RIGHT TO CONTINUED HOUSING CHOICE VOUCHER ASSISTANCE

Participation in the FSS program is voluntary and is not required to receive HCV assistance. A family's election not to participate in the FSS program will not affect the family's admission to, or continued participation in, the HCV program. Such decision will not affect the family's right to occupancy in accordance with its lease.

19. DEFINITION OF TERMS

The following are definitions of terminology used throughout this document.

A. Acronyms

ACC	Annual Contributions Contract
CFR	Code of Federal Regulations. Commonly referred to as "the regulations."
HQS	Housing Quality Standards
HCV	Housing Choice Voucher (Section 8)
HUD	Department of Housing and Urban Development
ITSP	Individual Training and Services Plan
PHA	Public Housing Agency. The Consolidated Area Housing Authority of Sutter County is referred to as the PHA throughout this document.
SEMAP	Section Eight Management Assessment Program

B. Terms

Absorption. In portability, the point at which a receiving PHA stops billing the initial PHA for assistance on behalf of a portability family. The receiving PHA uses funds available under the receiving PHA's consolidated ACC.

Administrative Plan. The HUD required written policy of the PHA governing its administration of the HCV program.

Applicant (or applicant family). A family that has applied for admission to a program but is not yet a participant in the program.

Annual Contributions Contract (ACC). A written contract between HUD and a PHA. Under the contract, HUD agrees to provide funding for operation of the program, and the PHA agrees to comply with HUD requirements for the program.

Contract of Participation. HUD form 52650. A five-year contract between the Head of Household and the PHA. The Contract of Participation must include an Individual Training and Services Plan (ITSP). The effective date of the Contract of Participation is the first day of the month following execution of the contract by the Head of Household and the PHA.

Family Self Sufficiency Program (FSS). The program established by the PHA to promote self-sufficiency of assisted families, including the provision of supportive services.

Head of Household. The head of household is the person who assumes legal and financial responsibility for the household and is listed on the HCV application as head.

Housing Quality Standards (HQS). The HUD minimum quality standards for housing assistance under the tenant-based programs.

HUD Requirements. HUD requirements for the HCV and FSS programs. HUD requirements are issued by HUD headquarters as regulations. Federal Register notices or other binding program directives.

Incoming Portable. A family that has left the jurisdiction of its initial PHA and has leased a unit in the jurisdiction of the Regional Housing Authority.

Initial PHA. In portability, the term refers to both:

A PHA that originally selected a family that decides to move out of the jurisdiction of the selecting PHA; and

A PHA that absorbed a family that later decides to move out of the jurisdiction of the absorbing PHA.

Outgoing Portable. A family initially leased up in the jurisdiction of the Regional Housing Authority that moves to a new (receiving) PHA's jurisdiction.

Participant. A family that has been admitted to the PHA's FSS program. The family becomes a participant on the effective date of the Contract of Participation.

Portability. Renting a dwelling unit with Housing Choice Voucher tenant-based assistance outside the jurisdiction of the initial family's PHA.

Program Receipts. HUD payments to the PHA under the consolidated ACC, and any other amounts received by the PHA in connection with the HCV program.

Public Assistance. Welfare or other payments to families or individuals, based on need, which are made under programs funded, separately or jointly, by Federal, State, or local governments.

Public Housing Agency (PHA). Any state, county, municipality, or other governmental entity or public body, which is authorized to administer the HCV program (or an agency or instrumentality of such an entity). The Regional Housing Authority is referred to as the PHA throughout this document.

Receiving PHA. In portability, a PHA that receives a family selected for participation in the tenant-based program of another PHA. The receiving PHA issues a voucher and provides program assistance to the family.

Section Eight Management Assessment Program (SEMAP). A set of criteria established by HUD for rating of housing authority performance. Housing authorities are given points for performance under a number of indicators.

Tenant Rent. The amount payable monthly by the family as rent to the unit owner.

Utility Allowance. When the cost of utilities (except phone) is not included in the Contract Rent but is the responsibility of the tenant, the PHA estimates the cost of a reasonable consumption of utilities for an assisted unit. The utility allowance is only applicable to the portion of utilities paid by the tenant.

Welfare Assistance. Income assistance from Federal or State welfare programs, including assistance provided under TANF (formerly AFDC) and general assistance. Does not include assistance directed solely to meeting housing expenses, nor programs that provide health care, childcare or other services for working families.



Section 3 Summary Report

Economic Opportunities for Low- and Very Low-Income Persons

U.S. Department of Housing and Urban Development

Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0043
(exp. 11/30/2018)

Disbursement Agency
Regional Hsg Authority of Sutter & Nevada Co.
1455 Butte House Rd, Yuba City, CA 95993
94-6003474

Reporting Entity
Regional Hsg Authority of Sutter & Nevada Co.
1455 Butte House Rd, Yuba City, CA 95993

Dollar Amount	\$464,597.00
Contact Person	Jennifer Ruiz
Date Report Submitted	04/21/2020

Reporting Period		Program Area Code	Program Area Name
From	To		
4/1/19	3/31/20	OFND	Operating Fund

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Part I: Employment and Training

Job Category	Number of New Hires	Number of New Hires that Are Sec. 3 Residents	Aggregate Number of Staff Hours Worked	Total Staff Hours for Section 3 Employees	Number of Section 3 Trainees
Administrative	2	0	0	0	0
Facilities /Maintenance	1	1	0	0	0
Onsite Manager	2	2	0	0	0

Total New Hires	5
Section 3 New Hires	3
Percent Section 3 New Hires	60%
Total Section 3 Trainees	0
The minimum numerical goal for Section 3 new hires is 30%.	

Part II: Contracts Awarded

Construction Contracts	
Total dollar amount of construction contracts awarded	\$356,441.00
Total dollar amount of contracts awarded to Section 3 businesses	\$212,615.00
Percentage of the total dollar amount that was awarded to Section 3 businesses	59.64%
Total number of Section 3 businesses receiving construction contracts	1
The minimum numerical goal for Section 3 construction opportunities is 10%.	

Non-Construction Contracts	
Total dollar amount of all non-construction contracts awarded	\$108,156.00
Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$0.00
Percentage of the total dollar amount that was awarded to Section 3 businesses	0%
Total number of Section 3 businesses receiving non-construction contracts	0
The minimum numerical goal for Section 3 non-construction opportunities is 3%.	

Part III: Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing.	
Yes	Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contacts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
Yes	Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
Yes	Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
No	Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
No	Other; describe below.
<p>Section 3 Recruitment- Our agency advertises for new employees through the local newspaper, online on Cal Jobs, with the local One Stop agency and posting on our website.</p> <p>Training or Employment of Section 3 Residents- Our agency partners with Experience Works, Cal Works, Work Experience and One Stop to provide training opportunities for our community.</p> <p>Promoting Section 3 businesses- Staff reach out to numerous contractor's exchanges for all bidding opportunities. Contractors are required to submit a Section 3 Assurance form at time of bid.</p>	

1. DATE ISSUED MM/DD/YYYY 02/14/2020		1a. SUPERSEDES AWARD NOTICE dated except that any additions or restrictions previously imposed remain in effect unless specifically rescinded	
2. CFDA NO. 14.896 - Family Self-Sufficiency Program			
3. ASSISTANCE TYPE Project Grant			
4. GRANT NO. FSS20CA2832-01-00 Formerly		5. TYPE OF AWARD Other	
4a. FAIN FSS20CA2832		5a. ACTION TYPE New	
6. PROJECT PERIOD MM/DD/YYYY From 01/01/2020		Through 12/31/2020	
7. BUDGET PERIOD MM/DD/YYYY From 01/01/2020		Through 12/31/2020	

THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

451 7th Street S.W.,
Washington, DC, DC 20410

NOTICE OF AWARD

8. TITLE OF PROJECT (OR PROGRAM)
Regional Housing Authority Family Self Sufficiency

9a. GRANTEE NAME AND ADDRESS REGIONAL HOUSING AUTHORITY 1455 Butte House Rd Yuba City, CA 95993-2701		9b. GRANTEE PROJECT DIRECTOR Mr. Gustavo Becerra 1455 Butte House Rd Yuba City, CA 95993-2701 Phone: 530-671-0220x113	
10a. GRANTEE AUTHORIZING OFFICIAL Mr. Gustavo Becerra 1455 Butte House Rd Yuba City, CA 95993-2701 Phone: 530-671-0220x113		10b. FEDERAL PROJECT OFFICER Mr. Jogchum Poodt 451 7th St SW Washington, DC 20410-0001 Phone: (202) 402-2953	

ALL AMOUNTS ARE SHOWN IN USD

11. AWARD COMPUTATION FOR GRANT				14. THIS AWARD IS BASED ON AN APPLICATION SUBMITTED TO, AND AS APPROVED BY, HUD ON THE ABOVE TITLED PROJECT AND IS SUBJECT TO THE TERMS AND CONDITIONS INCORPORATED EITHER DIRECTLY OR BY REFERENCE IN THE FOLLOWING: a. The grant program legislation cited in remarks or attachment below. b. The grant program regulations cited in remarks or attachment below. c. This award notice including terms and conditions, if any, noted below under REMARKS. In the event there are conflicting or otherwise inconsistent policies applicable to the grant, the above order of precedence shall prevail. Acceptance of this award by the grantee acknowledges acceptance of these terms and conditions.				
a. Amount of HUD Financial Assistance			115,000.00					
b. Less Unobligated Balance From Prior Budget Periods			0.00					
c. Less Cumulative Prior Award(s) This Budget Period			0.00					
d. AMOUNT OF FINANCIAL ASSISTANCE THIS ACTION			115,000.00					
12. Total Federal Funds Awarded to Date for Project Period				115,000.00				
13. RECOMMENDED FUTURE SUPPORT (Subject to the availability of funds and satisfactory progress of the project):								
YEAR	TOTAL DIRECT COSTS	YEAR	TOTAL DIRECT COSTS					
a.		d.						
b.		e.						
c.		f.						

REMARKS (Other Terms and Conditions Attached - ☒ Yes

☐ No)

GRANTS MANAGEMENT OFFICER: Mr. Robert Mulderig 451 7th Street S W Washington, DC 20410-0001 Phone: 2024024708		ISSUE DATE: 02/14/2020		GRANTEE ACCEPTANCE: Mr. Gustavo Becerra, Executive Director		ACCEPTANCE DATE: 02/18/2020	
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15. OBJ CLASS 4120	16a. VENDOR CODE 946003474	16b. EIN 946003474	17. DUNS 621882174	18. CONG. DIST. 03
FY-ACCOUNT NO.	DOCUMENT NO.	ADMINISTRATIVE CODE	AMT ACTION FIN ASST	APPROPRIATION
19. a. 0-19SFSC01_FY20	b. FSS20CA2832	c. FSS	d. \$115,000.00	e. 19/20 0350
20. a.	b.	c.	d.	e.
21. a.	b.	c.	d.	e.

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

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

Report on Compliance for Each Major Federal Program

We have audited the Regional Housing Authority, California's (Authority) compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of the Authority's major federal programs for the year ended March 31, 2020. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

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

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

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2020.

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

Report on Internal Control Over Compliance

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

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

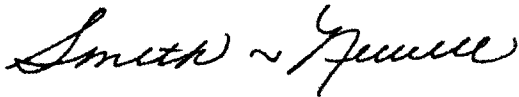
Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any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

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

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

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

We have audited the financial statements of the business-type activities of Regional Housing Authority, California, (Authority) as of and for the year ended March 31, 2020 and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements. We issued our report thereon dated July 27, 2020, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.



Smith & Newell CPAs
Yuba City, California
July 27, 2020

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of Regional Housing Authority, Yuba City, California (Authority), as of and for the year ended March 31, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Authority as of March 31, 2020, and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As more fully described in Note 12B to the financial statements, subsequent to March 31, 2020 citizens and the economies of the United States and other countries have been significantly impacted by the coronavirus (COVID-19) pandemic. While it is premature to accurately predict how the coronavirus will ultimately affect the Authority's operations because the diseases severity and duration are uncertain, we expect the 2020 financial results too will be significantly impacted and the implications beyond 2020, while unclear, could also be adversely impacted. Our opinion is not modified with respect to this matter and no pandemic implications are accounted for in these financial statements.

Other Matters

Required Supplementary Information

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

Report on Comparative Information

We have previously audited the Authority's March 31, 2019 financial statements and our report, dated July 16, 2019, expressed an unmodified opinion on the financial statements of the proprietary fund. In our opinion, the comparative information presented herein as of and for the year ended March 31, 2019, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Information

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

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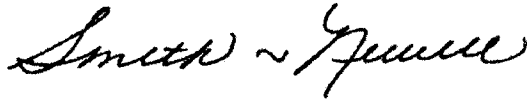
To the Board of Commissioners
Regional Housing Authority
Yuba City, California

The combining schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated July 27, 2020, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Authority's internal control over financial reporting and compliance.



Smith & Newell CPAs
Yuba City, California
July 27, 2020

REGIONAL HOUSING AUTHORITY
Schedule of Expenditures of Federal Awards
For the Year Ended March 31, 2020

Federal Grantor/Pass Through Grantor/Program Title	Catalog of Federal Domestic Assistance (CFDA) Number	Pass-Through Entity Identifying Number	Passed Through to Subrecipients	Total Federal Expenditures
U.S. Department of Agriculture				
Direct Program:				
Rural Rental Assistance Payments	10.427	04-051-563486073-077	\$ -	\$ 1,277,899
Rural Rental Assistance Payments	10.427	04-051-563486073-094	-	160,749
Subtotal 10.427			-	1,438,648
Total U.S. Department of Agriculture			-	1,438,648
U.S. Department of Housing and Urban Development				
Direct Program:				
Section 8 Housing Assistance Payments Program	14.195	CA30M0000857	-	142,426
Section 8 Housing Assistance Payments Program	14.195	CA39R0000007	-	212,160
Subtotal 14.195			-	354,586
Public and Indian Housing	14.850	CA048-00003218D	-	898
Public and Indian Housing	14.850	CA048-00003219D	-	364,450
Public and Indian Housing	14.850	CA048-00003220D	-	99,249
Subtotal 14.850			-	464,597
Section 8 Housing Choice Vouchers	14.871	CA048 VO-Assistance	-	10,224,314
Section 8 Housing Choice Vouchers	14.871	CA048 VO-Administration	-	1,213,074
Section 8 Housing Choice Vouchers	14.871	CA048 VO-Mainstream	-	26,553
Subtotal 14.871			-	11,463,941
Public Housing Capital Fund	14.872	CA01P048501-18	-	57,382
Public Housing Capital Fund	14.872	CA01P048501-19	-	509,009
Subtotal 14.872			-	566,391
Public Housing Self Sufficiency Under Resident Opportunity and Supportive Services	14.877	FSS18CA2362	-	80,671
Public Housing Self Sufficiency Under Resident Opportunity and Supportive Services	14.877	FSS-20CA2832	-	32,486
Subtotal 14.877			-	113,157
Total U.S. Department of Housing and Urban Development			-	12,962,672
Total			\$ -	\$ 14,401,320

See accompanying Notes to Schedule of Expenditures of Federal Awards.

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REGIONAL HOUSING AUTHORITY
Notes to Schedule of Expenditures of Federal Awards
For the Year Ended March 31, 2020

1. REPORTING ENTITY

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

2. BASIS OF ACCOUNTING

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

3. INDIRECT COST RATE

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

4. RELATIONSHIP TO FEDERAL FINANCIAL REPORTS

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

5. RELATIONSHIP TO BASIC FINANCIAL STATEMENTS

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

6. PASS-THROUGH ENTITIES' IDENTIFYING NUMBER

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

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REGIONAL HOUSING AUTHORITY
Schedule of Findings and Questioned Costs
For the Year Ended March 31, 2020

SECTION I - SUMMARY OF AUDITOR'S RESULTS

Financial Statements	<u>Status</u>
1. Type of auditor's report issued	Unmodified
2. Internal controls over financial reporting:	
a. Material weaknesses identified?	No
b. Significant deficiencies identified and not considered to be material weaknesses?	No
3. Noncompliance material to financial statements noted?	No

Federal Awards

1. Internal control over major programs:	
a. Material weaknesses identified?	No
b. Significant deficiencies identified and not considered to be material weaknesses?	No
2. Type of auditor's report issued on compliance for major programs:	Unmodified
3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)?	No
4. Identification of major programs:	
10.427 Rural Rental Assistance Program	
14.871 Section 8 Housing Choice Vouchers	
14.872 Public Housing Capital Fund	
5. Dollar threshold used to distinguish between Type A and Type B programs?	\$750,000
6. Auditee qualified as a low-risk auditee under 2 CFR Section 200.520?	Yes

SECTION II - FINANCIAL STATEMENT FINDINGS

None

SECTION III - FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None

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REGIONAL HOUSING AUTHORITY

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

July 27, 2020

Smith & Newell
Certified Public Accountants
950 Tharp Road, Suite 502
Yuba City, CA 95993

Status of Prior Year Findings and Questioned Costs For the Year Ended March 31, 2020

STATUS OF PRIOR YEAR RECOMMENDATION

Cash Reconciliation

Prior Year Recommendation

We recommend that the Authority perform a complete reconciliation of pooled cash on a monthly basis, which includes comparing the reconciled cash balance to the cash balance on the general ledger.

Status

Implemented May 20th, 2019

Gustavo Becerra, Executive Director

Marco A. Cruz, Chief Financial Officer



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**REGIONAL HOUSING AUTHORITY,
CALIFORNIA**

**SINGLE AUDIT ACT
REPORTS AND SCHEDULES
FOR THE YEAR ENDED
MARCH 31, 2020**

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REGIONAL HOUSING AUTHORITY
Single Audit Act
For the Year Ended March 31, 2020

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Independent Auditor's Report on Compliance for Each Major Program and on Internal Control over Compliance Required by the Uniform Guidance	3-5
Schedule of Expenditures of Federal Awards for the Year Ended March 31, 2020	6
Notes to Schedule of Expenditures of Federal Awards	7
Schedule of Findings and Questioned Costs	8
Schedule of Prior Year Findings and Questioned Costs	9

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the business-type activities of Regional Housing Authority, California, (Authority) as of and for the year ended March 31, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated July 27, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

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

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

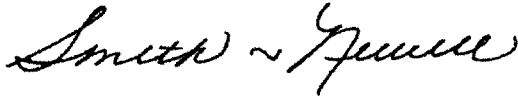
To the Board of Commissioners
Regional Housing Authority
Yuba City, California

Compliance and Other Matters

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

Purpose of this Report

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



Smith & Newell CPAs
Yuba City, California
July 27, 2020

LOA