

**REGIONAL HOUSING AUTHORITY OF
SUTTER AND NEVADA COUNTIES,
CALIFORNIA**

**SINGLE AUDIT ACT
REPORTS AND SCHEDULES
FOR THE YEAR ENDED
MARCH 31, 2016**

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Single Audit Act
For the Year Ended March 31, 2016

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities, and the business-type activities of the Regional Housing Authority of Sutter and Nevada Counties, California, (Authority) as of and for the year ended March 31, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated August 8, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District'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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs, that we consider to be significant deficiencies. (2016-001)

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

Compliance and Other Matters

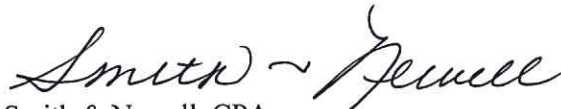
As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material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

Authority's Response to Findings

The Authority's responses to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. The Authority's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

Purpose of this Report

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



Smith & Newell, CPAs
Yuba City, California
August 8, 2016

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

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

Report on Compliance for Each Major Federal Program

We have audited the Regional Housing Authority of Sutter and Nevada Counties, 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 District's major federal programs for the year ended March 31, 2016. 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.

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

Opinion on Each Major Federal Program

In our opinion, the District 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, 2016.

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.

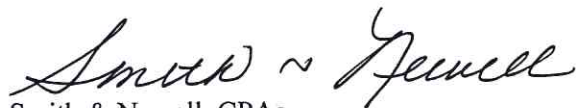
Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any 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 of Sutter and Nevada Counties
Yuba City, California

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

We have audited the financial statements, and the business-type activities, of the Regional Housing Authority of Sutter and Nevada Counties, California, (Authority) as of and for the year ended March 31, 2016 and the related notes to the financial statements, which collectively comprise the District's basic financial statements. We issued our report thereon dated August 8, 2016, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.



Smith & Newell, CPAs
Yuba City, California
August 8, 2016

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REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Schedule of Expenditures of Federal Awards
For the Year Ended March 31, 2016

<u>Federal Program/Pass Through Program Title</u>	<u>Federal CFDA Number</u>	<u>Federal Agency/ Pass-Through Entity Identifying Number</u>	<u>Disburse- ments/ Expenditures</u>
U.S. Department of Agriculture			
Direct Program:			
Farm Labor Housing Loans and Grants	10.405	-	\$ 2,346,425
Rural Rental Assistance Payments	10.427	04-051-0946003474	1,350,032
Total U.S. Department of Agriculture			<u>3,696,457</u>
U.S. Department of Housing and Urban Development			
Direct Program:			
Public and Indian Housing	14.850	CA048-00003215D	339,218
Public and Indian Housing	14.850	CA048-00003216D	111,607
Subtotal 14.850			<u>450,825</u>
Family Self-Sufficiency Program	14.896	CA 048-FSH083A-014	38,659
Family Self-Sufficiency Program	14.896	CA 107-FSH090A-014	41,246
Family Self-Sufficiency Program	14.896	CA 048-FSH697A-015	26,859
Subtotal 14.850			<u>106,764</u>
Section 8 Housing Choice Vouchers	14.871	CA048VO	8,604,141
Public Housing Capital Fund	14.872	CA-30-P048501-14	253,881
Total U.S. Department of Housing and Urban Development			<u>9,415,611</u>
Total Expenditures of Federal Awards			<u>\$ 13,112,068</u>

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

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Notes to Schedule of Expenditures of Federal Awards
For the Year Ended March 31, 2016

1. REPORTING ENTITY

The accompanying Schedule of Expenditures of Federal Awards presents the activity of all federal financial assistance programs of the Regional Housing Authority of Sutter and Nevada Counties (Authority). The Authority's reporting entity is defined in Note 1 to the Authority's basic financial statements. All federal awards received directly from federal agencies as well as federal awards passed through other government agencies are included in the Schedule of Expenditures of Federal Awards.

2. BASIS OF ACCOUNTING

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements, regardless of the measurement focus applied. The accompanying Schedule of Expenditures of Federal Awards, is presented using the accrual basis of accounting for grants accounted for in the proprietary fund types, as described in the notes to the Authority's financial statements.

3. RELATIONSHIP TO FEDERAL FINANCIAL REPORTS

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

4. RELATIONSHIP TO BASIC FINANCIAL STATEMENTS

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

5. PASS -THROUGH ENTITIES' IDENTIFYING NUMBER

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

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Schedule of Findings and Questioned Costs
For the Year Ended March 31, 2016

I. SECTION I - SUMMARY OF AUDITOR'S RESULTS

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

Federal Awards

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

SECTION II - FINANCIAL STATEMENT FINDINGS

Employee Benefit Allocation	2016-001
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SECTION III - FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None Reported

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Schedule of Findings and Questioned Costs
For the Year Ended March 31, 2016

2016-001 Employee Benefit Allocation (Significant Deficiency)

Condition

During our audit we noted that although the Authority allocates employee benefits liability (compensated absences and OPEB) to large funds (projects), it does not allocate employee benefits liability to all funds.

Cause

The Authority is evaluating which allocation method would be most appropriate.

Criteria

Proper allocation of employee benefits liability is necessary to accurately reflect all costs associated with each program.

Effect of Condition

The Authority allocates employee benefits liability to large funds, but does not allocate employee benefits liability to all funds.

Recommendation

We recommend that the Authority review its policy for allocating employee benefits liability.

Views of Responsible Officials

The Finance Department will implement a corrective action plan.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Schedule of Prior Year Findings and Questioned Costs
For the Year Ended March 31, 2016

<u>Audit Reference</u>	<u>Status of Prior Year Audit Recommendations</u>
2015-001	<p>Prior Period Adjustments</p> <p>Recommendation</p> <p>We recommend that the Authority continue to improve its internal control system and its policies and procedures in reviewing detail general ledger accounts for accuracy.</p> <p>Status</p> <p>Implemented</p>
2015-002	<p>FSS Escrow Deposits Payable</p> <p>Recommendation</p> <p>We recommend that the Authority reconcile the FSS escrow deposits payable on a monthly basis and record any adjustments in the proper period.</p> <p>Status</p> <p>Implemented</p>

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES

Management's Corrective Action Plan

For the Year Ended March 31, 2016

Finding 2016-001 Employee Benefit Allocation (Significant Deficiency)

During our audit we noticed that although the Authority allocates employee benefits liability (compensated absences and OPEB) to large funds (projects), it does not allocate employee benefits liability to all funds.

Responsible Individual: Gail Allen, Chief Financial Officer

Corrective Action Plan: Since RHASNC is considered a small PHA and does not maintain a General Fund, all costs are charged directly to the individual programs. This, however, has created an accounting dilemma for the Housing Authority. How are programs that may not have any activity in a year, or do not allow for future liabilities, charged their fair share of costs? As RHASNC continues to grow through acquisition of new properties and management of others, an in-depth review of allocation methods was required.

Previously, RHASNC's long-term "core" programs (USDA, HUD, Business Activities) had costs based on an allocation using either number of units or bedrooms in that program. However, many of the new programs (Mental Health, Neighborhood Stabilization, Homes2Families, Planning and Community Development grant programs) do not allow the use of current revenue to offset future liabilities, such as compensated absences, OPEB or PEPR. Because of this, RHASNC determined that these unfunded liabilities would be allocated to the "core" programs with the prior year liability being reversed at the end of each fiscal year and the current year liability allocated. This would then allow the "noncore" programs to be billed their fair share based on actual costs on a pay-as-you-go basis.

The above allocation is still under consideration, however, for this year RHASNC has allocated the "noncore" program liabilities to LC-35, an unrestricted, non-federal or state program.

Anticipated Completion Date: Ongoing