



# 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](http://www.RegionalHA.org)

March 11, 2024

TO: Chairperson Manny Cardoza  
Vice-Chairperson Bob Woten  
Commissioner Tony Kurlan  
Commissioner Lisa Swarhout  
Commissioner Sue Hoek  
Commissioner Denise Conrado  
Commissioner Jeremy Chapdelaine  
Commissioner Marc Boomgaarden  
Commissioner Suzanne Gallaty  
Commissioner Kent Boes  
Commissioner Nicholas Micheli  
Commissioner Doug Lofton  
Commissioner John Loudon  
Commissioner Don Blaser  
Legal Counsel Brant Bordsen

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

## NOTICE OF REGULAR MEETING

March 20, 2024

You are hereby notified that the Commissioners of the Regional Housing Authority are called to meet in Regular Session at **12:15 PM on Wednesday, March 20, 2024, at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.**



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Gustavo Becerra  
Executive Director

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

**Richland Neighborhood Center,  
420 Miles Avenue, Yuba City, CA 95991  
March 20, 2024, 12:15 PM**

- A. CALL TO ORDER: ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. PUBLIC PARTICIPATION: Members of the public shall be provided with an opportunity to address the Board on items of interest that are within the subject matter jurisdiction of the Board. Any member of the audience who may wish to bring something before the Board that is not on the agenda may do so at this time; however, State law provides that no action may be taken on any item not appearing on the posted Agenda. Persons who wish to address the Board during public comment or with respect to an item that is on the agenda will be limited to three (3) minutes.
- D. AWARDS AND PRESENTATIONS: NONE
- E. EXECUTIVE SESSION: NONE  
May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
- F. CONSENT CALENDAR: All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that the Board votes on the motion unless members of the Board request specific items to be discussed or removed from the Consent Calendar for individual action.
  - 1. Recommend Approval of Minutes – February 21, 2024 pg. 1
  - 2. Resolution 24-1822 – Kingwood Commons Collection Loss Write-Off pg. 5
  - 3. Resolution 24-1823 – Combined Properties Collection Loss Write-Off pg. 7
  - 4. Resolution 24-1824 – Rural Development Collection Loss Write-Off pg. 9
  - 5. Resolution 24-1825 – Housing Choice Voucher Collection Loss Write-Off pg. 11
  - 6. Approval to Payout Forty (40) Hours of Administration Leave for for the Executive Director pg. 13

7. Authorization to transfer HUD Public Housing Faircloth authority to the Alameda City Housing Authority pg. 15

G. OLD BUSINESS: Discussion/Possible Action: NONE

H. NEW BUSINESS: Discussion/Possible Action: NONE

I. ADMINISTRATIVE REPORT:

8. Housing Choice Voucher Occupancy/Eligibility Update pg. 19  
Alisha Parker, Occupancy Manager

9. Administrative Update  
Gustavo Becerra, Executive Director

J. HOUSING COMMISSIONERS' COMMENTS:

K. NEXT MEETING: April 3, 2024

L. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY  
Minutes  
Regular Board Meeting  
February 21, 2024

ITEM NO. A - CALL TO ORDER:

Chairperson Manny Cardoza called the meeting to order.

ITEM NO. A - ROLL CALL:

Chairperson Manny Cardoza, Vice-Chairperson Bob Woten, Commissioners Marc Boomgaarden, Denise Conrado, Doug Lofton, Jeremy Chapdelaine, Suzanne Gallaty, Tony Kurlan, Kent Boes, Don Blaser, and John Loudon were present., Commissioners Lisa Swarthout Nicholas Micheli and Sue Hoek were absent. Legal Counsel Brant Bordsen was also present.

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Commissioner Conrado led the pledge of allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D.-AWARDS AND PRESENTATIONS: NONE

ITEM NO. E. – EXECUTIVE SESSION: NONE

ITEM NO. F.1-3. - CONSENT CALENDAR:

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

Vote: Ayes: Chairperson Manny Cardoza Vice-Chairperson Bob Woten,  
Commissioners Suzanne Gallaty, Denise Conrado, Kent Boes,  
Jeremy Chapdelaine, Tony Kurlan, Marc Boomgaarden Don Blaser,  
John Loudon, and Doug Lofton

Nays: None

Abstain: None

Absent: Commissioners Lisa Swarthout, Sue Hoek, and Nicholas Micheli

ITEM NO. G.- OLD BUSINESS: NONE

ITEM NO. H.4.- RECOMMEND APPROVAL OF FYE 2025 BUDGET:

Chief Financial Officer Marco Cruz went over the report provided in the packet. He said the Housing Authority is very diverse considering the size of our agency. Mr. Cruz mentioned business activities is the area that has changed the most, in a positive way. He stated health insurance premiums and

property and liability insurances have increased.

Commissioner Loudon asked how Proposition 1 may impact the Housing Authority. Executive Director Becerra stated he hopes it passes because the state budget has cuts to the funding for housing.

Commissioner Lofton made a motion to approve the fiscal year ending 2025 operating budgets.

Commissioner Gallaty made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Manny Cardoza Vice-Chairperson Bob Woten,  
Commissioners Suzanne Gallaty, Denise Conrado, Kent Boes,  
Jeremy Chapdelaine, Tony Kurlan, Marc Boomgaarden Don Blaser,  
John Loudon, and Doug Lofton

Nays: None

Abstain: None

Absent: Commissioners Lisa Swarthout, Sue Hoek, and Nicholas Micheli

ITEM NO. H.5.- RESOLUTION 24-1821 – AUTHORIZATION OF A \$1,000,000.00 CAPITAL FUNDS LOAN TO RICHLAND VILLAGE LP:

Mr. Cruz explained there was a mistake in the staff report. It mentioned the project is located in Colusa, CA, which is incorrect, the project is located in Yuba City, CA. He shared that there is a large amount of Section 8 admin reserves that are very limited in what they can be used for. Mr. Cruz said staff would like to use some of those funds for the Richland Village project.

Mr. Becerra shared tax credit applications for projects in Yuba City are very competitive. He explained the goal is to remove the need for tax credits and use other sources of funding. Mr. Becerra stated staff have submitted funding applications to the State of California Infill Infrastructure Grant and the State of California Joe Serna grant. He said staff is recommending to loan \$1,000,000.00 capital funds loan from the Housing Choice Voucher administrative reserves.

Vice-Chairperson Woten made a motion to approve Resolution 24-1821- Authorization of a \$1,000,000.00 Capital Funds Loan to Richland Village LP. Commissioner Loudon made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Manny Cardoza Vice-Chairperson Bob Woten,  
Commissioners Suzanne Gallaty, Denise Conrado, Kent Boes,  
Jeremy Chapdelaine, Tony Kurlan, Marc Boomgaarden Don Blaser,  
John Loudon, and Doug Lofton

Nays: None

Abstain: None

Absent: Commissioners Lisa Swarthout, Sue Hoek, and Nicholas Micheli

ITEM NO. I.6. –RHA OWNED/MANAGED PROPERTIES OCCUPANCY/ELIGIBILITY UPDATE:

Occupancy Manager Pattra Runge shared there was not a whole lot of movement during the reported quarter, which is normal for this time of year. She said staff purged many of the waiting lists

and opened a few that did not have many applicants on the list. Ms. Runge mentioned the Migrant center will be opening on May 1, 2024. She said there will be a Community Day after the center opens where service groups will be invited and the whole family can participate and enjoy the day.

ITEM NO. I.7. – MAINTENANCE UPDATE:

Operations Manager Tom Goodwin said this is the slow time of the year with so many holidays, so the numbers are consistent. He said high speed internet should be installed at the Migrant Center in the next few weeks. Mr. Goodwin said maintenance has been solid and there has not been much damage during the recent storms.

ITEM NO. I.8. – FINANCE UPDATE:

Mr. Cruz went over the quarterly financials and said the agency is doing very well. He shared the Pension Trust is not over a million dollars. Mr. Cruz mentioned the OPEB liability has gone down and contributions to the OPEB trust has increased.

ITEM NO. I.6. – ADMINISTRATIVE UPDATE:

Mr. Becerra said the agency invests money in tree maintenance and jetting and repairing storm drains. He mentioned the Certificate of Occupancy for the Wheatland Family project came in right before the holidays and were able to house families before the end of the year and is currently fully leased. Mr. Becerra said the financing for the Williams and Wheatland Senior projects closed in January. He shared construction will start soon for the Williams project but will be delayed until April or May for the Wheatland project due to a red-tailed hawk which has begun nesting near the property.

Mr. Becerra shared the goal of the Pension Trust is to have enough funds so the returns can pay for the employer costs.

Mr. Becerra explained the Rancho Colus project is approximately 50% complete. He said the PG&E switch gear may delay the construction completion date. He said the management company has started taking names of those interested in the waiting list.

ITEM NO. J - HOUSING COMMISSIONERS' COMMENTS:

Commissioner Boomgaarden mentioned the City of Yuba City continues to sell the Homes2Families properties. He also stated a \$24.6 million dollar grant with Habitat for Humanity was awarded for the project on Walton Avenue.

Vice-Chairperson Woten gave a shout out to Mr. Goodwin for his ownership in his job.

Commissioner Gallaty said she appreciates Mr. Goodwin and how the residents have been cared for by the Maintenance Department and all they do.

Commissioner Blaser mentioned there is a new subdivision being built in Yuba County and will

provide more information in the future.

Legal Counsel Brand Bordsen said legally the agency is doing well.

ITEM NO. K – NEXT MEETING: March 6, 2024

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 1:16 PM.





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## RESOLUTION 24-1822

### A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING KINGWOOD COMMONS APARTMENTS COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$3,329.12

WHEREAS, the Regional Housing Authority operates Kingwood Commons pursuant to Section 8 regulations; and

WHEREAS, operations of Kingwood Commons include the collection of monthly rental amounts; and

WHEREAS, the Regional Housing Authority makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending March 31, 2024 and is made a part of this resolution.

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$3,329.12.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 20<sup>th</sup> day of March 2024 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

\_\_\_\_\_  
Manny Cardoza, Chairperson

(SEAL)



Kingwood Commons  
 1340 Gray Avenue, Yuba City  
 Collection Loss Write Off  
 Period: March 2024

<u>Tenant</u>	<u>Apartment</u>	<u>Move In</u>	<u>Date</u>	<u>Move Out</u>	<u>Monthly Rent</u>	<u>Rent Owed</u>	<u>Late Fee's</u>	<u>Damages</u>	<u>Solar</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
T0014156	31	05/28/19	01/31/24	\$ 943.00	\$ 683.82	\$ 25.00	\$ 2,061.63	\$ 9.38	\$ -	\$ -	\$ 2,779.83	No
T0005994	6	12/18/14	01/16/24	\$ 269.00	\$ 6.50	\$ -	\$ 95.00	\$ 4.85	\$ -	\$ -	\$ 106.35	No
T0004989	26	12/28/15	01/11/24	\$ 943.00	\$ 6.03	\$ -	\$ 433.13	\$ 3.78	\$ -	\$ -	\$ 442.94	No
											\$ 3,329.12	Total Write Off

2107/24

Deceased \*

Tenants listed with Payback Agreement's failed to honor the Agreement.

Utility costs incurred by PHA from tenant move-in date until transferred to tenant's name. Those charges are then billed to the tenant.

Exhibit A



# REGIONAL HOUSING AUTHORITY

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## RESOLUTION 24-1823

### RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING LOW INCOME COMBO PROPERTIES HOUSING COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$12,938.39

WHEREAS, the Regional Housing Authority operates low-income housing projects; and

WHEREAS, operations of low-income housing includes the collection of monthly rental amounts; and

WHEREAS, the Regional Housing Authority makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending March 31, 2024 and is made a part of this resolution;

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$12,938.39.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 20<sup>th</sup> day of March 2024 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

\_\_\_\_\_  
Manny Cardoza, Chairperson

**Combo Properties  
Collection Loss Write Off  
Period: March 2024**

Tenant	Property	Address	Date Move In	Date Move Out	Monthly Rent	Rent Owed	Late Fee's	Damages	Solar	Utilities	Legal Fee's	Total Owed	Payback Agreement
T0015756	CB-RICH	352 John Tee Drive - Yuba City, CA 95991	03/26/20	07/17/23	\$ 22.00	\$ -	\$ -	\$ 10,017.27	\$ -	\$ -	\$ 1,145.71	\$ 11,162.98	No
T0015603	CB-RICH	476 Garden Highway #E - Yuba City, CA 95991	04/01/21	11/20/23	\$ 103.00	\$ 203.00	\$ -	\$ 50.00	\$ -	\$ -	\$ -	\$ 253.00	No
T0005356	CB-RICH	406 Atwood Drive - Yuba City, CA 95991	06/25/14	11/05/23	\$ 1,439.00	\$ 130.48	\$ -	\$ 1,345.00	\$ 46.93	\$ -	\$ -	\$ 1,522.41	No
<hr/>													
<p align="right"> <span>\$ 333.48</span> <span>\$ -</span> <span>\$ 11,412.27</span> <span>\$ 46.93</span> <span>\$ -</span> <span>\$ 1,145.71</span> <span>\$ 12,338.39</span> <span>Total Write Off</span> </p>													

*D*  
*2/27/24*

Tenants listed with Payback Agreements failed to honor the Agreement.

Utility costs incurred by PHA from tenant move-in date until transferred to tenant's name. Those charges are then billed to the tenant.

Deceased \*

Exhibit A



# REGIONAL HOUSING AUTHORITY

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## RESOLUTION 24-1824

### RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$2,381.26

WHEREAS, the Regional Housing Authority operates low-income housing projects Centennial Arms, Butte View Estates and Rural Development farm work housing project Phases I, II and III pursuant to U.S. Department of Agriculture regulations; and

WHEREAS, operations of low-income housing include the collection of monthly rental amounts; and

WHEREAS, the Regional Housing Authority makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending March 31, 2024 and is made a part of this resolution.

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$2,381.26.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed, and adopted this 20<sup>th</sup> day of March 2024 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: \_\_\_\_\_  
Manny Cardoza, Chairperson

(SEAL)

**USDA  
Collection Loss Write Off  
Period: March 2024**

Tenant	Property	Address	Move In	Date	Move Out	Monthly Rent	Rent Owed	Late Fee's	Damages	Solar	Utilities	Legal Fee's	Total Owed	Payback Agreement
T0004902	RD	294 Samuel Drive #M - Yuba City, CA 95991	09/01/15	01/18/24	\$ 1,154.00	\$ -	\$ -	\$ -	\$ 51.65	\$ -	\$ -	\$ -	\$ 51.65	No
T0020163	RD	288 Samuel Drive #K - Yuba City, CA 95991	05/13/19	11/21/23	\$ 738.00	\$ -	\$ -	\$ -	\$ 252.24	\$ -	\$ -	\$ -	\$ 252.24	No
T0025658	RD	420 Miles Avenue #54 - Yuba City, CA 95991	07/07/21	08/14/23	\$ 1,021.00	\$ 944.16	\$ -	\$ -	\$ 231.24	\$ -	\$ -	\$ -	\$ 1,175.40	No
T0019945	RD	420 Miles Avenue #26 - Yuba City, CA 95991	05/13/19	08/07/23	\$ 1,021.00	\$ 371.85	\$ -	\$ -	\$ 530.12	\$ -	\$ -	\$ -	\$ 901.97	No
													<b>\$ 2,381.26</b>	<b>Total Write Off</b>

*Handwritten signature: Helene*

Tenants listed with Payback Agreement's failed to honor the Agreement.

Utility costs incurred by PHA from tenant move-in date until transferred to tenant's name. Those charges are then billed to the tenant.

Deceased \*

Exhibit A





# REGIONAL HOUSING AUTHORITY

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## RESOLUTION 24-1825

### **A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING HOUSING CHOICE VOUCHER LANDLORD OVERPAYMENTS COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$10,504.00**

WHEREAS, the Regional Housing Authority operates the Housing Choice Voucher program for Sutter, Nevada, Yuba and Colusa Counties; and

WHEREAS, operations of the Housing Choice Voucher program include paying a Housing Assistance Payment (HAP) to landlords for participants of the program; and

WHEREAS, the Regional Housing Authority makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending March 31, 20243 and is made a part of this resolution.

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$10,504.00.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed, and adopted this 20<sup>th</sup> day of March 2024 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

\_\_\_\_\_  
Manny Cardoza, Chairperson

(SEAL)



**HCV Landlord Overpayments**  
**Collection Loss Write Off**  
**Period: March 2024**

<u>Name</u>	<u>HCV Landlord Overpayment</u>	<u>Re-paid to RHA</u>	<u>Unpaid Balance</u>
V0001063	3,074.00 \$	-	3,074.00
V0001945	3,360.00 \$	-	3,360.00
V0000804	469.00 \$	-	469.00
V0002428	457.00 \$	-	457.00
V0002581	1,256.00 \$	-	1,256.00
V0002631	350.00 \$	-	350.00
V0002792	1,538.00 \$	-	1,538.00
	- \$	-	-
<b>Total</b>	<b>10,504.00 \$</b>	<b>-</b>	<b>10,504.00</b>

  
 LJ MAR 24

Exhibit A

**REGIONAL HOUSING AUTHORITY**

**STAFF REPORT**

**Date:** March 20, 2024  
**To:** Board of Commissioners  
**From:** Jennifer Ruiz, Executive Assistant/HR Coordinator

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**SUBJECT:** Payout of Administrative Leave for Executive Director  
**RECOMMENDATION:** Approval of cash payment of forty (40) hours of administrative leave  
**FISCAL IMPACT:** \$4060.80

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**Background**

The Board of Commissioners approved a Management Plan for confidential and at-will employees. Section XIII. Administrative Leave states “Exempt employees are not eligible for overtime nor for compensative time off (CTO). In lieu of such benefits, exempt employees shall be eligible for forty (40) hours of Administrative Leave per calendar year (taken between January 1 and December 31, remaining balance of hours may not be rolled over to the next calendar year). An exempt employee may request a cash payment of up to forty (40) hours of Administrative Leave per calendar year. The Board of Commissioners will review each request.”

Executive Director, Gustavo Becerra, submitted a request for cash payment of forty (40) hours of administrative leave.

**Recommendation**

It is recommended that the Board of Commissioners of Regional Housing Authority approve the request from Gustavo Becerra, Executive Director, to pay out forty (40) hours of administrative leave.

Prepared/Submitted by:

  
\_\_\_\_\_  
Jennifer Ruiz  
Executive Assistant/HR Coordinator



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March 6, 2024

To: Human Resources Department  
From: Gustavo Becerra/Executive Director

RE: Cash payment of 2024 Administrative Leave Balance

Ms. Ruiz,

Per section XIII. Administrative Leave, of the Regional Housing Authority (RHA) Management Plan, as approved by the Board of Commissioners, I am requesting a cash payment of the current balance of forty (40) hours of administrative leave I am holding. Please process the request through the RHA Board of Commissioners as required.

Thank you in advance.

Sincerely,

Gustavo Becerra  
Executive Director



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## RESOLUTION NO. 24-1826

### A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY APPROVING AND AUTHORIZING THE TRANSFER OF THE FAIRCLOTH LIMIT OF 173 PUBLIC HOUSING UNITS AND PUBLIC HOUSING PROGRAM TO THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA

**WHEREAS**, section 9(g)(3) of the United States Housing Act of 1937 limits the number of Public Housing units for which a Public Housing Authority may receive Capital Funds and Operating Funds; and

**WHEREAS**, the provision prohibits the Department of Housing and Urban Development (“HUD”) from funding the operation or construction of new public housing with Capital or Operating Funds if the units would exceed the number of units the Public Housing Authority owned, assisted, or operated as of October 1, 1999; and

**WHEREAS**, this requirement is known as a Public Housing Authority’s “Faircloth Limit”; and

**WHEREAS**, HUD periodically publishes the Faircloth Limit for every Public Housing Authority with a Public Housing Program; and

**WHEREAS**, the Regional Housing Authority has disposed of all of its public housing assets (including, without limitation, all projects and units) as of August 1, 2022, and currently has excess Faircloth Limit authority; and

**WHEREAS**, the Regional Housing Authority would like to transfer its excess Faircloth Limit and public housing program to another Public Housing Authority; and

**WHEREAS**, the Regional Housing Authority intends to make such a transfer to permit the development of additional affordable housing in the State of California; and

**WHEREAS**, the Housing Authority of the City of Alameda (“Alameda Housing Authority”) would like to receive this excess Faircloth Limit and public housing program from the Regional Housing Authority to develop 173 additional affordable housing units; and

**WHEREAS**, the Alameda Housing Authority will not in any way be operating outside of its “area of operation”, as that term is used in Health and Safety Code sections 34208 and 34312 because all operations of the public housing program following the transfer will occur within the geographic jurisdiction of the Alameda Housing Authority; and

**WHEREAS**, the Regional Housing Authority has no outstanding court orders, consent decrees, state or local receiverships or similar status, unsatisfied judgments



against it, known potential or pending legal actions, unusual or large liabilities, including but not limited to, pension liabilities, unpaid settlements, insurance claims, or administrative or enforcement matters related to its public housing program; and

**WHEREAS**, the Regional Housing Authority has no public housing demolition, disposition, or conversion actions that are pending approval, or that have been approved but not implemented; and

**WHEREAS**, no instrumentalities, affiliates, or nonprofit entities of the Regional Housing Authority have an interest in any developments or units in its public housing program; and

**WHEREAS**, the Regional Housing Authority has no non-HUD programs that have an impact on or will be impacted by a transfer of its Faircloth Limit authority; and

**WHEREAS**, the Regional Housing Authority has no 2023 Capital Funds award nor 2023 Operating Subsidy in its coffers; and

**WHEREAS**, the Regional Housing Authority intends to transfer its 2021 and 2022 supplemental CFP awards to the Alameda Housing Authority; and

**WHEREAS**, the parties will, as part of this transfer, hold each other harmless for any liabilities incurred as a result of this transaction.

**NOW, THEREFORE**, the Board of Commissioners of the Regional Housing Authority does hereby resolve, determine, and order as follows:

**SECTION 1.** The foregoing recitals are true and correct and incorporated herein by this reference.

**SECTION 2.** The Board of Commissioners of the Regional Housing Authority hereby approve and agree that the Regional Housing Authority divest and transfer its Faircloth Limit to develop up to 173 housing units, public housing program, and \$2,525 from 2021 supplemental CFP awards as well as \$2,001 from 2022 supplemental CFP awards to the Alameda Housing Authority.

**SECTION 3.** The Board hereby authorizes the Executive Director, or their designee, to take any and all actions in furtherance of executing the transfer, including, but not limited to, executing and recording any required documents as are necessary to complete the transfer.

**SECTION 4.** The Board agrees and acknowledges that each party will hold each other harmless for any liabilities incurred as part of this transfer.

**SECTION 5.** The Board hereby resolves that all actions previously taken by the Regional Housing Authority, or its employees, officers and agents in connection with the transfer or the transactions described herein are hereby ratified and approved.

**SECTION 6.** The Board Clerk shall certify to the passage and adoption of this resolution, and the same shall thereupon take effect and be in force.

**PASSED, APPROVED, AND ADOPTED** this 20<sup>th</sup> day of March 2024.

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Manny Cardoza, Chairperson  
Board of Commissioners

ATTEST

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Jennifer Ruiz  
Board Clerk, Regional Housing Authority



STATE OF CALIFORNIA            }  
COUNTY OF SUTTER            } ss.

I, Jennifer Ruiz, Board Clerk of the Regional Housing Authority, do hereby certify that the foregoing Resolution No. 24-1826 was adopted at a regular meeting of the Regional Housing Authority held on March 20, 2024, by the following vote:

AYES:            Authority Member:

NOES:            Authority Member:

ABSENT:          Authority Member:

ABSTAIN:         Authority Member:

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Jennifer Ruiz  
Board Clerk  
Regional Housing Authority

**REGIONAL HOUSING AUTHORITY**

**STAFF REPORT**

Date: March 20, 2024  
To: Board of Commissioners  
From: Alisha Parker, Occupancy Manager

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SUBJECT: Quarterly Occupancy (Q3-FY 2023) report for quarter ending December 31, 2023

RECOMMENDATION: None

FISCAL IMPACT: None, informational only

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

Program	Units Available	October	November	December
HCV/Section 8	Budget Based	Total-1,932	Total-1,901	Total-1,880
Mainstream	140	126	128	127
Emergency Housing Vouchers	127	117	117	115
Foster Youth to Independence	5	0	0	0
HCV Port-Out Administered	N/A	4	2	2
VASH	28 units for Nevada County 34 units for Yuba City	44	47	47

**Wait List Information as of March 4, 2024**

	Bedrooms							N/A
	0	1	2	3	4	5		
Property/Program								
Brunswick Behavioral Health							0*	
Brunswick Hospitality House							45*	
Cashin's Field		252	163	65				
Cedar Lane Behavioral Health							21*	
Cedar Lane Hands of Hope							23*	
Courtyard at Penn Valley			151	59				
Devonshire Apartments			196	36				
Kingwood Commons				149				
Grass Valley Terrace		275	239	84				
Lone Oak Senior Apartments		151	51					
Maple Park I			225	70	66			
Maple Park II		72	48					
New Haven Court Behavioral Health							40*	
New Haven Court Hands of Hope							36*	
Percy Apartments		269						
Richland Housing	93	401	343	51	30	9		
River City Manor		66						
Senior Village		24	2					
Stony Creek 2		95	33					
Truckee Artist Lofts		142	108	0				

Yolo Apartments		207	132	62			
Housing Choice Voucher							4,587

Comments: An \* shows the waiting list is currently open. The HCV program continued to be over leased during this reporting period which is the cause for the decrease in vouchers used.

Prepared by:   
Alisha Parker/Occupancy Manager

Submitted by:   
Gustavo Becerra/Executive Director