



Regional Housing Authority of Sutter and Nevada Counties

1455 Butte House Road, Yuba City, CA 95993
Phone: (530) 671-0220, Toll Free: (888) 671-0220
TTY: (866) 735-2929 | Fax: (530) 673-0775
Website: www.rhasnc.org

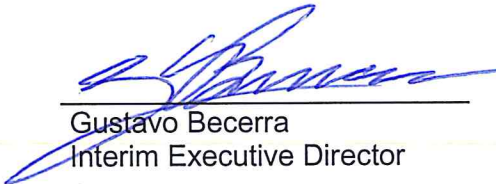
July 8, 2015

TO: Chairperson Diane Hodges
Commissioner Martha Griese
Commissioner Brian Foss
Commissioner Stanley Cleveland, Jr.
Commissioner Charles Epp
Commissioner Dan Miller
Commissioner Suzanne Gallaty
Commissioner Jim Whiteaker
Commissioner Luis Uribe

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
Appeal-Democrat
Duane Oliveira, Legal Counsel
SCEA
Terrel Locke, City of Yuba City
Darin Gale, City of Yuba City
The Union
Melody Lane
Rob Choate, County of Nevada
David Nightingale, Nevada County Resident

**NOTICE OF REGULAR MEETING
July 15, 2015**

You are hereby notified that the Commissioners of the Regional Housing Authority of Sutter and Nevada Counties are called to meet in Regular Session at **12:15 PM on Wednesday, July 15, 2015 at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.**


Gustavo Becerra
Interim Executive Director

s: No07152015



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



AGENDA
REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF
REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991
July 15, 2015, 12:15 PM

- A. CALL TO ORDER: ROLL CALL

- B. 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.

- C. AWARDS AND PRESENTATIONS:
 - 1 MEET THE STAFF:
 - A. Diego Ramirez, Finance Department
 - B. Nora Salguero, Occupancy/Eligibility Department

- D. EXECUTIVE SESSION: May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
 - 2. CLOSED SESSION: Significant Exposure to Litigation Pursuant to Subdivision (b) of Government Code 54956.9
Anticipated Litigation: One (1) Case

 - 3. CLOSED SESSION: Pursuant to Section 54957 of the California Government Code
Public Employee Appointment
Title: Executive Director

 - 4. CLOSED SESSION: Pursuant to Section 54956.8 of the California Government Code
Conference with Real Property Negotiators
Property: 445 Bernard Drive, Yuba City, CA 95991
Agency Negotiator: Gustavo Becerra
Under negotiation: Possible Leasing of Additional Property to the Yuba City Unified School District (includes instructions to negotiator regarding price and terms of lease)

E. 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.

NONE

F. OLD BUSINESS: Discussion/Possible Action: NONE

G. NEW BUSINESS: Discussion/Possible Action:

- | | | |
|-----|--|--------|
| 5. | Resolution 15-1396, Approval of the Annual Utility Study and Allowance-Housing Choice Voucher Program | pg. 1 |
| 6. | Resolution 15-1397, Approval of the 2015 – Change 2- Payment Standard, Housing Choice Voucher Program | pg. 17 |
| 7. | Resolution 15-1398, Adoption of the Language Assistance Policy (LAP) for Persons of Limited English Proficiency (LEP) | pg. 19 |
| 8. | Resolution 15-1399, Authorization to Add the Chief Financial Officer as a Signer on all Accounts Held at Tri-Counties Bank | pg. 23 |
| 9. | Resolution 15-1400, Authorization to Add the Chief Financial Officer as a Signer on all Accounts Held at Umpqua Bank | pg. 25 |
| 10. | Resolution 15-1401, Authorization to Add the Chief Financial Officer as a Singer on all Accounts Held at River Valley Community Bank | pg. 27 |
| 11. | Resolution 15-1402, Public Housing Collection Loss Write-off | pg. 29 |

H. ADMINISTRATIVE REPORT:

12. Administrative Update

I. HOUSING COMMISSIONERS' COMMENTS:

J. NEXT MEETING:

K. ADJOURNMENT:



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RESOLUTION 15-1396

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER & NEVADA COUNTIES APPROVAL OF THE ANNUAL UTILITY STUDY AND ALLOWANCE-HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the Regional Housing Authority of Sutter & Nevada Counties (RHASNC) manages up to 1630 Housing Choice Voucher Participants; and

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

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

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties that:

1. The information provided in the Section 8 Housing Choice Voucher Survey and Study is true and accurate.
2. There was a qualifying change in cost of tenant provided utilities.
3. New utility allowances per the study should be implemented effective November 1, 2015 which are attached.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on July 15, 2015 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____
Diane Hodges, Chairperson

(SEAL)



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



**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 11/01/2015	
Utility or Service Colusa County (Arbuckle Public Utilities)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$12.00	\$14.00	\$15.00	\$17.00	\$20.00	\$22.00
	b. Bottle Gas/Propane	\$18.00	\$21.00	\$23.00	\$26.00	\$31.00	\$34.00
	c. Electric	\$15.00	\$18.00	\$23.00	\$28.00	\$33.00	\$37.00
	d. Electric Heat Pump	\$6.00	\$7.00	\$9.00	\$11.00	\$13.00	\$15.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
Other Electric (Lights & Appliances)		\$30.00	\$36.00	\$47.00	\$58.00	\$70.00	\$83.00
Air Conditioning		\$9.00	\$11.00	\$17.00	\$23.00	\$29.00	\$36.00
Evaporative Coolers		\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$11.00
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00
	d. Oil / Other						
Water		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Sewer		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
Address of Unit				Water Heating		\$	
				Water		\$	
				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
Number of Bedrooms				Other		\$	
				Other		\$	
				Total		\$	



**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Row House/ Townhouse & Semi-Detached/Duplex				Date (mm/dd/yyyy) <i>11/01/2015</i>	
Utility or Service Colusa County (Arbuckle Public Utilities)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$23.00	\$27.00	\$30.00	\$32.00	\$36.00	\$39.00
	b. Bottle Gas/Propane	\$36.00	\$41.00	\$46.00	\$51.00	\$56.00	\$61.00
	c. Electric	\$23.00	\$27.00	\$32.00	\$38.00	\$44.00	\$50.00
	d. Electric Heat Pump	\$9.00	\$11.00	\$13.00	\$15.00	\$18.00	\$20.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
Other Electric (Lights & Appliances)		\$35.00	\$41.00	\$57.00	\$73.00	\$93.00	\$119.00
Air Conditioning		\$15.00	\$17.00	\$22.00	\$28.00	\$33.00	\$39.00
Evaporative Coolers		\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	\$12.00
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00
	d. Oil / Other						
Water		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Sewer		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other--specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
Address of Unit				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
Number of Bedrooms				Other		\$	
				Other		\$	
				Total		\$	



**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Detached House & Mobile Home				Date (mm/dd/yyyy) 11/01/2015	
Utility or Service Colusa County (Arbuckle Public Utilities)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$27.00	\$31.00	\$35.00	\$38.00	\$43.00	\$46.00
	b. Bottle Gas/Propane	\$41.00	\$48.00	\$54.00	\$59.00	\$66.00	\$72.00
	c. Electric	\$32.00	\$38.00	\$43.00	\$49.00	\$54.00	\$60.00
	d. Electric Heat Pump	\$13.00	\$15.00	\$17.00	\$19.00	\$22.00	\$24.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
Other Electric (Lights & Appliances)		\$44.00	\$51.00	\$67.00	\$86.00	\$112.00	\$139.00
Air Conditioning		\$13.00	\$16.00	\$25.00	\$34.00	\$43.00	\$52.00
Evaporative Coolers		\$4.00	\$5.00	\$7.00	\$10.00	\$13.00	\$16.00
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00
	d. Oil / Other						
Water		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Sewer		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
Address of Unit				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Other		\$	
Number of Bedrooms				Other		\$	
				Total		\$	



**Allowances for Tenant
Furnished Utilities and other
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U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Apartment				Date (mm/dd/yyyy) <i>11/01/2015</i>	
Utility or Service Nevada County (City of Grass Valley)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$12.00	\$14.00	\$15.00	\$17.00	\$20.00	\$22.00
	b. Bottle Gas/Propane	\$18.00	\$21.00	\$23.00	\$26.00	\$31.00	\$34.00
	c. Electric	\$15.00	\$18.00	\$23.00	\$28.00	\$33.00	\$37.00
	d. Electric Heat Pump	\$6.00	\$7.00	\$9.00	\$11.00	\$13.00	\$15.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
Other Electric (Lights & Appliances)		\$30.00	\$36.00	\$47.00	\$58.00	\$70.00	\$83.00
Air Conditioning		\$9.00	\$11.00	\$17.00	\$23.00	\$29.00	\$36.00
Evaporative Coolers		\$3.00	\$4.00	\$6.00	\$8.00	\$10.00	\$13.00
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00
	d. Oil / Other						
Water		\$40.00	\$40.00	\$46.00	\$51.00	\$57.00	\$63.00
Sewer		\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other--specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
Address of Unit				Water Heating		\$	
				Water		\$	
				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
Number of Bedrooms				Other		\$	
				Other		\$	
				Total		\$	



**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Row House/ Townhouse & Semi-Detached/Duplex				Date (mm/dd/yyyy) 11/01/2015	
Utility or Service Nevada County (City of Grass Valley)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$23.00	\$27.00	\$30.00	\$32.00	\$36.00	\$39.00
	b. Bottle Gas/Propane	\$36.00	\$41.00	\$46.00	\$51.00	\$56.00	\$61.00
	c. Electric	\$23.00	\$27.00	\$32.00	\$38.00	\$44.00	\$50.00
	d. Electric Heat Pump	\$9.00	\$11.00	\$13.00	\$15.00	\$18.00	\$20.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
Other Electric (Lights & Appliances)		\$35.00	\$41.00	\$57.00	\$73.00	\$93.00	\$119.00
Air Conditioning		\$15.00	\$17.00	\$22.00	\$28.00	\$33.00	\$39.00
Evaporative Coolers		\$5.00	\$6.00	\$9.00	\$12.00	\$15.00	\$18.00
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00
	d. Oil / Other						
Water		\$40.00	\$40.00	\$46.00	\$51.00	\$57.00	\$63.00
Sewer		\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
Address of Unit				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Other		\$	
				Total		\$	
Number of Bedrooms				Other		\$	



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**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Detached House & Mobile Home				Date (mm/dd/yyyy) 11/01/2015	
Utility or Service Nevada County (City of Grass Valley)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$27.00	\$31.00	\$35.00	\$38.00	\$43.00	\$46.00
	b. Bottle Gas/Propane	\$41.00	\$48.00	\$54.00	\$59.00	\$66.00	\$72.00
	c. Electric	\$32.00	\$38.00	\$43.00	\$49.00	\$54.00	\$60.00
	d. Electric Heat Pump	\$13.00	\$15.00	\$17.00	\$19.00	\$22.00	\$24.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
Other Electric (Lights & Appliances)		\$44.00	\$51.00	\$67.00	\$86.00	\$112.00	\$139.00
Air Conditioning		\$13.00	\$16.00	\$25.00	\$34.00	\$43.00	\$52.00
Evaporative Coolers		\$3.00	\$4.00	\$6.00	\$8.00	\$10.00	\$13.00
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00
	d. Oil / Other						
Water		\$40.00	\$40.00	\$46.00	\$51.00	\$57.00	\$63.00
Sewer		\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other--specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
Address of Unit				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
Number of Bedrooms				Other		\$	
				Other		\$	
				Total		\$	



**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 11/01/2015	
Utility or Service Sutter County (City of Live Oak)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$12.00	\$14.00	\$15.00	\$17.00	\$20.00	\$22.00
	b. Bottle Gas/Propane	\$18.00	\$21.00	\$23.00	\$26.00	\$31.00	\$34.00
	c. Electric	\$15.00	\$18.00	\$23.00	\$28.00	\$33.00	\$37.00
	d. Electric Heat Pump	\$6.00	\$7.00	\$9.00	\$11.00	\$13.00	\$15.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
Other Electric (Lights & Appliances)		\$30.00	\$36.00	\$47.00	\$58.00	\$70.00	\$83.00
Air Conditioning		\$9.00	\$11.00	\$17.00	\$23.00	\$29.00	\$36.00
Evaporative Coolers		\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$11.00
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00
	d. Oil / Other						
Water		\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Sewer		\$52.00	\$52.00	\$52.00	\$52.00	\$52.00	\$52.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowances. Complete below for the actual unit rented.				Heating		\$	
Name of Family				Cooking		\$	
Address of Unit				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
Number of Bedrooms				Other		\$	
				Other		\$	
				Total		\$	



The Nelrod Company 5/2015 Update

form HUD-52667 (09/14)
ref. Handbook 7420.8

**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Row House/ Townhouse & Semi-Detached/Duplex				Date (mm/dd/yyyy) 11/01/2015	
Utility or Service Sutter County (City of Live Oak)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$23.00	\$27.00	\$30.00	\$32.00	\$36.00	\$39.00
	b. Bottle Gas/Propane	\$36.00	\$41.00	\$46.00	\$51.00	\$56.00	\$61.00
	c. Electric	\$23.00	\$27.00	\$32.00	\$38.00	\$44.00	\$50.00
	d. Electric Heat Pump	\$9.00	\$11.00	\$13.00	\$15.00	\$18.00	\$20.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
Other Electric (Lights & Appliances)		\$35.00	\$41.00	\$57.00	\$73.00	\$93.00	\$119.00
Air Conditioning		\$15.00	\$17.00	\$22.00	\$28.00	\$33.00	\$39.00
Evaporative Coolers		\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	\$12.00
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00
	d. Oil / Other						
Water		\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Sewer		\$52.00	\$52.00	\$52.00	\$52.00	\$52.00	\$52.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
Address of Unit				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Other		\$	
				Total		\$	
Number of Bedrooms				Other		\$	



**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Detached House & Mobile Home				Date (mm/dd/yyyy) 11/01/2015	
Utility or Service Sutter County (City of Live Oak)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$27.00	\$31.00	\$35.00	\$38.00	\$43.00	\$46.00
	b. Bottle Gas/Propane	\$41.00	\$48.00	\$54.00	\$59.00	\$66.00	\$72.00
	c. Electric	\$32.00	\$38.00	\$43.00	\$49.00	\$54.00	\$60.00
	d. Electric Heat Pump	\$13.00	\$15.00	\$17.00	\$19.00	\$22.00	\$24.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
Other Electric (Lights & Appliances)		\$44.00	\$51.00	\$67.00	\$86.00	\$112.00	\$139.00
Air Conditioning		\$13.00	\$16.00	\$25.00	\$34.00	\$43.00	\$52.00
Evaporative Coolers		\$4.00	\$5.00	\$7.00	\$10.00	\$13.00	\$16.00
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00
	d. Oil / Other						
Water		\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Sewer		\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Actual Family Allowances		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
		Water		\$			
Address of Unit		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
Number of Bedrooms		Other		\$			
		Other		\$			
		Total		\$			



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**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Apartment				Date (mm/dd/yyyy) 11/01/2015	
Utility or Service Sutter County (City of Yuba City)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$12.00	\$14.00	\$15.00	\$17.00	\$20.00	\$22.00
	b. Bottle Gas/Propane	\$18.00	\$21.00	\$23.00	\$26.00	\$31.00	\$34.00
	c. Electric	\$15.00	\$18.00	\$23.00	\$28.00	\$33.00	\$37.00
	d. Electric Heat Pump	\$6.00	\$7.00	\$9.00	\$11.00	\$13.00	\$15.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
Other Electric (Lights & Appliances)		\$30.00	\$36.00	\$47.00	\$58.00	\$70.00	\$83.00
Air Conditioning		\$9.00	\$11.00	\$17.00	\$23.00	\$29.00	\$36.00
Evaporative Coolers		\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$11.00
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00
	d. Oil / Other						
Water		\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Sewer		\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other--specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
Name of Family				Cooking		\$	
Address of Unit				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
Number of Bedrooms				Other		\$	
				Other		\$	
				Total		\$	



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**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Row House/ Townhouse & Semi-Detached/Duplex				Date (mm/dd/yyyy) 11/01/2015	
Utility or Service Sutter County (City of Yuba City)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$23.00	\$27.00	\$30.00	\$32.00	\$36.00	\$39.00
	b. Bottle Gas/Propane	\$36.00	\$41.00	\$46.00	\$51.00	\$56.00	\$61.00
	c. Electric	\$23.00	\$27.00	\$32.00	\$38.00	\$44.00	\$50.00
	d. Electric Heat Pump	\$9.00	\$11.00	\$13.00	\$15.00	\$18.00	\$20.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
Other Electric (Lights & Appliances)		\$35.00	\$41.00	\$57.00	\$73.00	\$93.00	\$119.00
Air Conditioning		\$15.00	\$17.00	\$22.00	\$28.00	\$33.00	\$39.00
Evaporative Coolers		\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	\$12.00
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00
	d. Oil / Other						
Water		\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Sewer		\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
Address of Unit				Water Heating		\$	
				Water		\$	
				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
Number of Bedrooms				Other		\$	
				Other		\$	
				Total		\$	



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**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Detached House & Mobile Home				Date (mm/dd/yyyy) 11/06/2015					
Utility or Service Sutter County (City of Yuba City)		Monthly Dollar Allowances									
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR				
Heating	a. Natural Gas	\$27.00	\$31.00	\$35.00	\$38.00	\$43.00	\$46.00				
	b. Bottle Gas/Propane	\$41.00	\$48.00	\$54.00	\$59.00	\$66.00	\$72.00				
	c. Electric	\$32.00	\$38.00	\$43.00	\$49.00	\$54.00	\$60.00				
	d. Electric Heat Pump	\$13.00	\$15.00	\$17.00	\$19.00	\$22.00	\$24.00				
	e. Oil / Other										
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00				
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00				
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00				
Other Electric (Lights & Appliances)		\$44.00	\$51.00	\$67.00	\$86.00	\$112.00	\$139.00				
Air Conditioning		\$13.00	\$16.00	\$25.00	\$34.00	\$43.00	\$52.00				
Evaporative Coolers		\$4.00	\$5.00	\$7.00	\$10.00	\$13.00	\$16.00				
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00				
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00				
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00				
	d. Oil / Other										
Water		\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00				
Sewer		\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00				
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00				
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00				
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00				
Other-specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00				
Actual Family Allowances				Utility or Service		per month cost					
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$					
				Cooking		\$					
Name of Family				Other Electric		\$					
				Air Conditioning		\$					
				Water Heating		\$					
				Water		\$					
Address of Unit				Sewer		\$					
				Trash Collection		\$					
				Range / Microwave		\$					
				Refrigerator		\$					
				Other		\$					
				Number of Bedrooms				Other		\$	
								Total		\$	



**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Apartment				Date (mm/dd/yyyy) <i>11/11/2015</i>	
Utility or Service Yuba County (City of Marysville)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$12.00	\$14.00	\$15.00	\$17.00	\$20.00	\$22.00
	b. Bottle Gas/Propane	\$18.00	\$21.00	\$23.00	\$26.00	\$31.00	\$34.00
	c. Electric	\$15.00	\$18.00	\$23.00	\$28.00	\$33.00	\$37.00
	d. Electric Heat Pump	\$6.00	\$7.00	\$9.00	\$11.00	\$13.00	\$15.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
Other Electric (Lights & Appliances)		\$30.00	\$36.00	\$47.00	\$58.00	\$70.00	\$83.00
Air Conditioning		\$9.00	\$11.00	\$17.00	\$23.00	\$29.00	\$36.00
Evaporative Coolers		\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$11.00
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00
	d. Oil / Other						
Water		\$43.00	\$44.00	\$54.00	\$64.00	\$74.00	\$83.00
Sewer		\$37.00	\$37.00	\$37.00	\$37.00	\$37.00	\$37.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other—specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Actual Family Allowances		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
Address of Unit		Water		\$			
		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
Number of Bedrooms		Other		\$			
		Total		\$			



**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Row House/ Townhouse & Semi-Detached/Duplex				Date (mm/dd/yyyy) <i>4/1/2015</i>	
Utility or Service Yuba County (City of Marysville)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$23.00	\$27.00	\$30.00	\$32.00	\$36.00	\$39.00
	b. Bottle Gas/Propane	\$36.00	\$41.00	\$46.00	\$51.00	\$56.00	\$61.00
	c. Electric	\$23.00	\$27.00	\$32.00	\$38.00	\$44.00	\$50.00
	d. Electric Heat Pump	\$9.00	\$11.00	\$13.00	\$15.00	\$18.00	\$20.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
Other Electric (Lights & Appliances)		\$35.00	\$41.00	\$57.00	\$73.00	\$93.00	\$119.00
Air Conditioning		\$15.00	\$17.00	\$22.00	\$28.00	\$33.00	\$39.00
Evaporative Coolers		\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	\$12.00
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00
	d. Oil / Other						
Water		\$43.00	\$44.00	\$54.00	\$64.00	\$74.00	\$83.00
Sewer		\$37.00	\$37.00	\$37.00	\$37.00	\$37.00	\$37.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other--specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Actual Family Allowances		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
		Water		\$			
Address of Unit		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
		Number of Bedrooms		Other		\$	
		Total		\$			



**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Regional Housing Authority of Sutter and Nevada Counties, CA		Unit Type: Detached House & Mobile Home				Date (mm/dd/yyyy) <i>11/1/2015</i>	
Utility or Service Yuba County (City of Marysville)		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$27.00	\$31.00	\$35.00	\$38.00	\$43.00	\$46.00
	b. Bottle Gas/Propane	\$41.00	\$48.00	\$54.00	\$59.00	\$66.00	\$72.00
	c. Electric	\$32.00	\$38.00	\$43.00	\$49.00	\$54.00	\$60.00
	d. Electric Heat Pump	\$13.00	\$15.00	\$17.00	\$19.00	\$22.00	\$24.00
	e. Oil / Other						
Cooking	a. Natural Gas	\$5.00	\$5.00	\$6.00	\$8.00	\$9.00	\$10.00
	b. Bottle Gas/Propane	\$7.00	\$7.00	\$8.00	\$13.00	\$15.00	\$16.00
	c. Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
Other Electric (Lights & Appliances)		\$44.00	\$51.00	\$67.00	\$86.00	\$112.00	\$139.00
Air Conditioning		\$13.00	\$16.00	\$25.00	\$34.00	\$43.00	\$52.00
Evaporative Coolers		\$4.00	\$5.00	\$7.00	\$10.00	\$13.00	\$16.00
Water Heating	a. Natural Gas	\$10.00	\$13.00	\$17.00	\$22.00	\$25.00	\$28.00
	b. Bottle Gas/Propane	\$16.00	\$20.00	\$26.00	\$34.00	\$39.00	\$43.00
	c. Electric	\$19.00	\$22.00	\$32.00	\$40.00	\$46.00	\$50.00
	d. Oil / Other						
Water		\$43.00	\$44.00	\$54.00	\$64.00	\$74.00	\$83.00
Sewer		\$37.00	\$37.00	\$37.00	\$37.00	\$37.00	\$37.00
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other--specify: Electric Climate Credit \$-4.13		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Actual Family Allowances		Utility or Service		per month cost			
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
		Water		\$			
Address of Unit		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
		Number of Bedrooms		Other		\$	
		Total		\$			



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Regional Housing Authority of Sutter and Nevada Counties

1455 Butte House Road, Yuba City, CA 95993
 Phone: (530) 671-0220, Toll Free: (888) 671-0220
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 Website: www.rhasnc.org

RESOLUTION 15-1397

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES APPROVAL OF THE 2015-CHANGE 2- PAYMENT STANDARD-HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the Regional Housing Authority of Sutter & Nevada Counties (RHASNC) manages up to 1630 Housing Choice Voucher Participants; and

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

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

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties that:

1. The Housing Authority has conducted a review of the Sutter, Nevada and Colusa County's Housing Choice Voucher Program Payment Standards.
2. The Housing Authority wishes to establish the payment standard at 95% of HUD's published Fair Market Rent for Sutter, Nevada, Yuba and Colusa 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 August 1, 2015, which are as follows:

County	0 bedroom	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Sutter County	\$524	\$631	\$808	\$1167	\$1382
Nevada County	\$966	\$972	\$1288	\$1898	\$2194
Yuba County	\$524	\$631	\$808	\$1167	\$1382
Colusa County	\$541	\$545	\$737	\$1085	\$1305



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



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This Resolution was approved at the Regular Meeting of the Board of Commissioners on July 15, 2015 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

(SEAL)

ATTEST: _____
Diane Hodges, Chair



Regional Housing Authority of Sutter and Nevada Counties

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RESOLUTION 15- 1398

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES ADOPTION OF THE LANGUAGE ASSISTANCE POLICY (LAP) FOR PERSONS OF LIMITED ENGLISH PROFICIENCY (LEP)

WHEREAS, the Regional Housing Authority of Sutter & Nevada Counties (RHASNC) receives federal financial assistance in the administration of its programs; and

WHEREAS, Executive Order 13166, issued on August 11, 2000, requires recipients of federal financial assistance to establish a services policy for assistance to persons with Limited English Proficiency (LEP) in order that these persons and their beneficiaries be provided equal opportunity to access and use RHASNC programs; and

WHEREAS, Final guidance to federal assistance recipients regarding Title VI prohibition against national origin discrimination affecting limited English proficient persons was published in the Federal Register on January 22, 2007; and

WHEREAS, RHASNC has drafted a Language Assistance Policy (LAP) in accordance with the federal guidance received; and

WHEREAS, the policy has been determined to be in the best interest of RHASNC, its clients and the community it serves;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties to adopt the Language Assistance Policy.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on July 15, 2015 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____

(SEAL)

Diane Hodges, Chair



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Regional Housing Authority of Sutter and Nevada Counties

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LANGUAGE ASSISTANCE PLAN

I. Introduction

The Regional Housing Authority of Sutter & Nevada Counties (RHASNC) is committed to providing equal opportunity housing in a non-discriminatory manner, and in complying fully with all Federal, State and local nondiscrimination laws and with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. This includes complying with Title VI of the Civil Rights Act of 1964 to ensure meaningful access to programs and activities by Limited English Proficient (LEP) persons.

The purpose of this Language Assistance Plan (LAP) is to identify how RHASNC will ensure its methods of administration will not have the effect of subjecting LEP persons to discrimination because of their national origin, and to ensure LEP persons have full access to RHASNC programs and services.

II. Who is LEP?

For purposes of this LAP, anyone whose primary language is not English, and has a limited ability to read, write, speak or understand English may be LEP.

RHASNC will not identify anyone as LEP; the beneficiaries of the services and activities must identify themselves as LEP (Federal Register Vol. 72, No. 13, January 22, 2007).

III. Identification of Language Needs Within the Jurisdiction

It was determined through a review of the U.S. Census Bureau's American Fact Finder for the counties of Colusa, Sutter, Yuba and Nevada, as recommended by the U.S. Department of Housing and Urban Development (HUD), that Spanish and Punjabi were the languages that met the 4 factor analysis criteria for translation of vital documents which are as follows:

- 1 – Number or proportion of LEP persons served or encountered in the eligible service area;
- 2 – Frequency of Contact with the program;
- 3 – Importance of Service, information program or activity;
- 4 – Cost versus resource and benefits

Guidance provided by HUD states that written translations of vital documents should be provided for each eligible LEP language group that constitutes 5% or 1,000, whichever is less, of the population of persons eligible to be served or likely to be effected or encountered. RHASNC



has determined that the highest LEP population speaks Spanish. RHASNC will translate vital documents into Spanish. RHASNC determined that the Punjabi speaking LEP population met the 5% or 1,000 criteria; however RHASNC found that most Punjabi speaking LEP persons are unable to read written Punjabi. RHASNC will attempt to translate vital documents into Punjabi whenever possible. Other language groups within RHASNC jurisdiction had few LEP persons and therefore did not meet the threshold to require written translation of vital documents into those languages. RHASNC will provide oral interpretation as needed to LEP persons requesting such services.

IV. Written Translation

As stated above in Section III, RHASNC has determined that because there are more than 5% or 1000 (whichever is less) LEP persons whose primary language is Spanish or Punjabi RHASNC will translate vital documents into each of these languages. HUD has defined "vital documents" to be those documents that are critical for ensuring meaningful access or awareness of rights or services, by beneficiaries or potential beneficiaries generally and LEP persons specifically.

V. Oral Interpretation

RHASNC will make every effort to provide oral interpretation for all clients who have identified themselves as LEP and request services.

A. *Bilingual Staff*

RHASNC employs bilingual staff in several positions, including eligibility, reception, and management, to ensure there are sufficient personnel available to assist LEP persons when needed.

B. *Interpreter Services*

When there is not a RHASNC staff person who speaks the LEP person's primary language, RHASNC will use the Language Line interpreter service.

In the event that the LEP person's primary language is not widely spoken and RHASNC is unable to locate a suitable interpreter through a professional interpreter service, RHASNC may resort to other methods such as seeking community volunteers.

VI. Outreach

RHASNC will attempt to conduct outreach in a method that is inclusive of LEP persons identified through its analysis. RHASNC will attempt to post Public Notices and marketing advertisements, in the identified languages when possible. RHASNC may also participate in community-sponsored events, and make presentations through community organizations to target LEP persons and ensure they are aware of the availability of LEP assistance.

VII. Staff Training

RHASNC will provide a copy of this LAP to all existing staff, and will also provide training as to its contents and what is required of them under its policies. This training shall include the types of services available to clients and how to access them. New employees will receive this LAP and the same training as part of their orientation.

VIII. Monitoring and Updating this LAP

RHASNC will review/revise this LAP on an as needed basis, but no less than every two years to ensure the populations of the various language groups within the jurisdiction and their needs are reflected in the provision of primary-language services. At that point the plan will be reviewed to determine if the existing LEP services are sufficient to meet the needs of LEP clients.

Events that will be considered indicators of the need for a review of the LAP and will also be used to identify the need for LEP assistance in other languages include but are not limited to LEP populations within the jurisdiction encountered or affected; frequency of encounters with LEP populations; and continued availability of existing resources and the addition of new resources.



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Resolution 15-1399

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES HEREBY AUTHORIZES THE ADDITION OF THE CHIEF FINANCIAL OFFICER AS A SIGNER ON ALL ACCOUNTS HELD AT TRI-COUNTIES BANK

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties (hereinafter "Authority") is a Public Housing Authority organized and existing under the laws of the State of California; and

WHEREAS, the Authority has multiple existing bank accounts held at Tri-Counties Bank; and

WHEREAS, the Chief Financial Officer should be included as an authorized signor on all Authority bank accounts; and

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Authority authorizes the Chief Financial Officer to be added as an authorized signor on all bank accounts.

BE IT FURTHER RESOLVED THAT the undersigned Chairperson of the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties therefore named does hereby attest and certify that the foregoing is a true and full copy of a Resolution of the Governing Board adopted and effective July 15, 2015, at a meeting duly noticed and at which a quorum of the Board of Commissers was present and which has not been altered, amended or repealed.

AYES:

NAYS:

ABSTAINED:

ABSENT:

BY: _____
Diane Hodges, Chairperson

ATTEST: _____



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Certification

I hereby certify that this resolution is a full, true and correct copy of the original document on file at the Regional Housing Authority of Sutter and Nevada Counties office, and that this certification was executed on July 15, 2015 in the County of Sutter, California.

BY:

Jennifer Ruiz, Executive Assistant



Regional Housing Authority of Sutter and Nevada Counties
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 Website: www.rhasnc.org

Resolution 15-1400

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES HEREBY AUTHORIZES THE ADDITION OF THE CHIEF FINANCIAL OFFICER AS A SIGNER ON ALL ACCOUNTS HELD AT UMPQUA BANK

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties (hereinafter "Authority") is a Public Housing Authority organized and existing under the laws of the State of California; and

WHEREAS, the Authority has multiple existing bank accounts held at Umpqua Bank; and

WHEREAS, the Chief Financial Officer should be included as an authorized signor on all Authority bank accounts; and

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Authority authorizes the Chief Financial Officer to be added as an authorized signor on all bank accounts.

BE IT FURTHER RESOLVED THAT the undersigned Chairperson of the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties therefore named does hereby attest and certify that the foregoing is a true and full copy of a Resolution of the Governing Board adopted and effective July 15, 2015, at a meeting duly noticed and at which a quorum of the Board of Commissers was present and which has not been altered, amended or repealed.

AYES:
 NAYS:
 ABSTAINED:
 ABSENT:

BY: _____
 Diane Hodges, Chairperson

ATTEST: _____



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



Certification

I hereby certify that this resolution is a full, true and correct copy of the original document on file at the Regional Housing Authority of Sutter and Nevada Counties office, and that this certification was executed on July 15, 2015 in the County of Sutter, California.

BY:

Jennifer Ruiz, Executive Assistant



Regional Housing Authority of Sutter and Nevada Counties

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Resolution 15-1401

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES HEREBY AUTHORIZES THE ADDITION OF THE CHIEF FINANCIAL OFFICER AS A SIGNER ON ALL ACCOUNTS HELD AT RIVER VALLEY COMMUNITY BANK

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties (hereinafter "Authority") is a Public Housing Authority organized and existing under the laws of the State of California; and

WHEREAS, the Authority has multiple existing bank accounts held at River Valley Community Bank; and

WHEREAS, the Chief Financial Officer should be included as an authorized signor on all Authority bank accounts; and

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Authority authorizes the Chief Financial Officer to be added as an authorized signor on all bank accounts.

BE IT FURTHER RESOLVED THAT the undersigned Chairperson of the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties therefore named does hereby attest and certify that the foregoing is a true and full copy of a Resolution of the Governing Board adopted and effective July 15, 2015, at a meeting duly noticed and at which a quorum of the Board of Commissioners was present and which has not been altered, amended or repealed.

AYES:

NAYS:

ABSTAINED:

ABSENT:



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



BY: _____
Diane Hodges, Chairperson

ATTEST: _____

Certification

I hereby certify that this resolution is a full, true and correct copy of the original document on file at the Regional Housing Authority of Sutter and Nevada Counties office, and that this certification was executed on July 15, 2015 in the County of Sutter, California.

BY: _____
Jennifer Ruiz, Executive Assistant



Regional Housing Authority of Sutter and Nevada Counties

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RESOLUTION 15-1402

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES AUTHORIZING LOW INCOME HOUSING COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$427.40

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties operates low-income housing projects CA 48-1, CA 48-2, CAL 48-4 and CAL 48-5 pursuant to U.S. Department of Housing and Urban Development annual contributions contract SF-211; and

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

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties makes every attempt to collect outstanding balances; and

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending June 30, 2015 and is made a part of this resolution;

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$683.66.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 15th day of July, 2015 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____

Gustavo Becerra

Interim Executive Director

(SEAL)

H: Reso\15-1402



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**Public Housing
Collection Loss Write Off
Period: June 2015**

<u>Name</u>	<u>Address</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>Utilities</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
Gibson, Richard *	2750 Date St., #11	08/23/11	03/23/15		\$ 244.00	\$ -	\$ -	\$ 427.40	\$ -	\$ -	\$ 427.40	No
					\$ -	\$ -	\$ -	\$ 427.40	\$ -	\$ -	\$ 427.40	
											\$ 427.40	Total Write Off

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