



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

August 9, 2023

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
Judy Sanchez, City of Yuba City
The Union

NOTICE OF REGULAR MEETING

August 16, 2023

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, August 16, 2023, at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991.**

Gustavo Becerra
Executive Director

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

**Richland Neighborhood Center,
420 Miles Avenue, Yuba City, CA 95991
August 16, 2023, 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 – June 7, 2023 pg. 1
 - 2. Resolution 23-1798 – Approval of Section 8 HCV Program Project Based Voucher Award to Northview Senior Apartments in Williams, CA pg. 3
 - 3. Resolution 23-1799 – Approval of Section 8 HCV Program Project Based Voucher Award to 1st Street Senior Apartments in Wheatland, CA pg. 4
 - 4. Resolution 23-1800 – Kingwood Commons Collection Loss Write off pg. 5
 - 5. Resolution 23-1801 – Homes2 Families Collection Loss Write off pg. 7

- 6. Resolution 23-1802 – Combo Properties Collection Loss Write off pg. 9
- 7. Resolution 23-1803 – Rural Development Collection Loss Write off pg. 11
- 8. Resolution 23-1804 – Housing Choice Voucher Fraud Recovery Collection Loss Write off pg. 13
- 9. Resolution 23-1805 – Housing Choice Voucher Landlord Overpayment Collection Loss Write off pg. 15
- 10. Resolution 23-1806 – Approval of the Annual Utility Study and Allowance – Energy Efficient Dwellings pg. 18
- 11. Resolution 23-1807 – Approval of the Annual Utility Study and Allowance – Housing Choice Voucher Program pg. 29

G. OLD BUSINESS: Discussion/Possible Action: NONE

H. NEW BUSINESS: Discussion/Possible Action:

- 12. Resolution 23-1808, Approval of OMS Contract 23-OMS-17852
Marco Cruz, Chief Financial Officer pg. 45
- 13. Recommend Approval of Information Technology Vendor
Marco Cruz, Chief Financial Officer pg. 47

I. ADMINISTRATIVE REPORT:

- 14. Finance Update pg. 49
Marco Cruz, Chief Financial Officer
- 15. Administrative Update
Gustavo Becerra, Executive Director

J. HOUSING COMMISSIONERS' COMMENTS:

K. NEXT MEETING: September 6, 2023

L. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY
Minutes
Regular Board Meeting
June 7, 2023

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, Nicholas Micheli, Suzanne Gallaty, Tony Kurlan, Sue Hoek, Jeramy Chapdelaine, Don Blaser, and Lisa Swarthout and John Loudon were present. Commissioners Doug Lofton, and Kent Boes were absent. Legal Counsel Brant Bordsen was also present.

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Commissioner Micheli 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.1-2. - CONSENT CALENDAR:

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

Vote: Ayes: Chairperson Manny Cardoza, Vice-Chairperson Bob Woten,
Commissioners Marc Boomgaarden, Nicholas Micheli,
Denise Conrado, Sue Hoek, Jeramy Chapdelaine, Tony
Kurlan John Loudon, Don Blaser, Lisa Swarthout and
Suzanne Gallaty

Nays: None

Abstain: None

Absent: Commissioners Kent Boes and Doug Lofton

ITEM NO. G.- OLD BUSINESS: NONE

ITEM NO. H.3 – HIGH PERFORMER DESIGNATION FOR REGIONAL HOUSING AUTHORITY BY HUD
(INFORMATIONAL ITEM ONLY):

Executive Director Gustavo Becerra stated the Housing Authority received a High Performer award

from HUD for the Public Housing units. He said this will be the last report from HUD for those units as staff completed the streamline conversion last year making those units affordable housing. He stated many of the residents decided to use Project Based Vouchers to continue their rental assistance. Mr. Becerra mentioned this is just one example of the hard work staff does.

ITEM NO. I.4. – ADMINISTRATIVE UPDATE:

Mr. Becerra mentioned the Employee Appreciation luncheon was held yesterday. He said the agency has good staff that come to work each day.

ITEM NO. J - HOUSING COMMISSIONERS' COMMENTS:

Commissioner Hoek shared Sierra College is building 91 units of low-income housing for students.

Commissioner Boomgaarden stated there are many out of town developers wanting to come into the community and build but the units are not affordable.

Commissioner Chapdelaine wished everyone a safe 4th of July weekend.

Commissioner Blaser said he visited the Cedar Lane property, and it looks good. Mr. Becerra explained there are two projects on that site. The first one is 40 units of PSH housing based on referrals only and the second one is 108 units for low-income families.

Commissioner Kurlan wished everyone a safe 4th of July.

Commissioner Loudon asked if there was going to be a groundbreaking ceremony for Rancho Colus. He also stated the team did a great job on the HUD report.

Commissioner Micheli also wished everyone a safe 4th of July. He also mentioned that the Yuba-Sutter Fair was coming up and encouraged people to go out and support the youth.

Commissioner Gallaty wished everyone a safe 4th of July.

Chairperson Cardoza also wished everyone a safe 4th of July.

ITEM NO. K – NEXT MEETING: June 21, 2023

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 12:44 PM.



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RESOLUTION 23-1798

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY APPROVING SECTION 8 HCV PROGRAM PROJECT-BASED VOUCHER AWARD TO NORTHVIEW SENIOR APARTMENTS IN WILLIAMS, CA

WHEREAS, the Regional Housing Authority (RHA) administers under Annual Contributions Contract (ACC), the United States Department of Housing and Urban Development (HUD) Section 8 Housing Choice Voucher (HCV) program; and

WHEREAS, in accordance with 24 CFR Part 983 Project Based Voucher (PBV) Regulations, Notice FR – 5976 – N – 03, PIH Notices 2013-11 and 2017-21, a PHA can use up to thirty percent of its authorized voucher units to project-base units in a specific project, amounting to a total possible 547 PBV's; and

WHEREAS, the RHA, by means of Requests for Proposals for project-basing of vouchers, has an outstanding commitment to project base ten (10) vouchers; and

WHEREAS, on October 1, 2021, RHA issued a Request for Proposals for project basing of vouchers in a new development in the County of Colusa, and City of Williams, supporting senior households; and

WHEREAS, competitive proposals have been received from housing developers, reviewed for threshold compliance, and ranked based on scoring and the best interest of RHA and its Section 8 HCV program in creating housing opportunity through leverage of Section 8 HCV PBV activity;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Regional Housing Authority to award the project-based voucher commitment to the new construction project known as the Northview Senior Apartments in Williams, CA, in support of the development of the proposed project, conditioned upon the realization of the development proposed.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on August 16, 2023, by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

(SEAL)

ATTEST: _____
Manny Cardoza, Chairperson



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RESOLUTION 23-1799

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY APPROVING A SECTION 8 HCV PROGRAM PROJECT-BASED VOUCHER AWARD TO 1ST STREET SENIOR APARTMENTS, IN WHEATLAND, CA

WHEREAS, the Regional Housing Authority (RHA) administers under Annual Contributions Contract (ACC), the United States Department of Housing and Urban Development (HUD) Section 8 Housing Choice Voucher (HCV) program; and

WHEREAS, in accordance with 24 CFR Part 983 Project Based Voucher (PBV) Regulations, Notice FR – 5976 – N – 03, PIH Notices 2013-11 and 2017-21, a PHA can use up to thirty percent of its authorized voucher units to project-base units in a specific project, amounting to a total possible 547 PBV’s; and

WHEREAS, the RHA, by means of Requests for Proposals for project-basing of vouchers, has an outstanding commitment to project base ten (10) vouchers; and

WHEREAS, on May 19, 2021, RHA issued a Request for Proposals for project basing of vouchers in a new development in the County of Yuba, and City of Wheatland, supporting senior households; and

WHEREAS, competitive proposals have been received from housing developers, reviewed for threshold compliance, and ranked based on scoring and the best interest of RHA and its Section 8 HCV program in creating housing opportunity through leverage of Section 8 HCV PBV activity;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Regional Housing Authority to award the project-based voucher commitment to the new construction project known as the 1st Street Senior Apartments in Wheatland, CA, in support of the development of the proposed project, conditioned upon the realization of the development proposed.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on August 16, 2023, by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

(SEAL)

ATTEST: _____

Manny Cardoza, Chairperson





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RESOLUTION 23-1800

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING KINGWOOD COMMONS APARTMENTS COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$5,320.22

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 August 31, 2023 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 \$5,320.22.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 16th day of August 2023 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: August 2023

<u>Tenant</u>	<u>Apartment</u>	<u>Date</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>	
		<u>Move In</u>	<u>Move Out</u>									
T0020893	37	10/14/19	02/09/23	\$ 858.00	\$ -	\$ -	\$ 656.26	\$ -	\$ -	\$ 656.26	No	
T0016882	36	02/05/19	05/02/23	\$ 858.00	\$ 549.78	\$ 50.00	\$ 2,142.50	\$ 45.07	\$ 1,876.61	\$ 4,663.96		
											\$ 5,320.22	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



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RESOLUTION 23-1801

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING HOMES2FAMILIES COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$569.00

WHEREAS, the Regional Housing Authority operates affordable housing in conjunction with the City of Yuba City; and

WHEREAS, operations of affordable 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 August 31, 2023 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 \$569.00.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 16th day of August 2023 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Manny Cardoza, Chairperson

(SEAL)

**H2F Properties - Yuba City
Collection Loss Write Off
Period: August 2023**

<u>Tenant</u>	<u>Address</u>	<u>Date</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>
		<u>Move In</u>	<u>Move Out</u>								
T0004110	1082 McCollum Avenue	07/21/11	03/06/23	\$ 1,248.00	\$ 569.00	\$ -	\$ -	\$ -	\$ -	\$ 569.00	No
					\$ 569.00	\$ -	\$ -	\$ -	\$ -	\$ 569.00	
										\$ 569.00	Total Write Off

P
8/1/23

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.



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RESOLUTION 23-1802

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 \$18,833.56

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 August 31, 2023, 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 \$18,833.56.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 16th day of August 2023 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Manny Cardoza, Chairperson

**Combo Properties
Collection Loss Write Off
Period: August 2023**

Tenant	Property	Address	Date		Monthly Rent	Rent Owed	Late Fee's	Damages	Solar	Utilities	Legal Fee's	Total Owed	Payback Agreement
			Move In	Move Out									
T0030416	CB-Rich	377 Miles Avenue	08/27/18	03/15/23	\$ 447.00	\$ 951.28	\$ -	\$ 2,257.00	\$ 98.80	\$ -	\$ 1,776.59	\$ 5,083.67	No
T0001929	CB-Rich	375 Atwood Drive	04/01/11	04/25/23	\$ 139.00	\$ 143.00	\$ -	\$ 605.00	\$ 117.75	\$ -	\$ 1,849.60	\$ 2,715.35	No
T0015361	CB-Rich	405 Atwood Drive	04/27/22	04/15/23	\$ 434.00	\$ 513.04	\$ -	\$ 2,311.00	\$ 176.63	\$ -	\$ 1,103.22	\$ 4,103.89	No
T0021107	CB-Date	2750 Date Street #49	05/01/20	05/11/23	\$ 343.00	\$ 349.54	\$ -	\$ 6,581.11	\$ -	\$ -	\$ -	\$ 6,930.65	No
												\$ 18,833.56 Total Write Off	

R
8/1/23

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



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RESOLUTION 23-1803

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$985.17

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 August 31, 2023 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 \$985.17.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed, and adopted this 16th day of August 2023 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: _____
Manny Cardoza, Chairperson

(SEAL)

USDA

Collection Loss Write Off
Period: August 2023

Tenant	Property	Address	Date	Move In	Move Out	Monthly Rent	Rent Owed	Late Fee's	Damages	Solar	Utilities	Legal Fee's	Total Owed	Payback Agreement
T0028143	RD	420 Miles Avenue #22	04/28/22	05/02/23	\$ 1,021.00	\$ -	\$ -	\$ 933.16	\$ 52.01	\$ -	\$ -	\$ -	\$ 985.17	No
													\$ 985.17	Total Write Off

P
8/1/23

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



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RESOLUTION 23-1804

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING HOUSING CHOICE VOUCHER FRAUD RECOVERY COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$32,072.97

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 assisting families who are low income; and

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

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending August 31, 2023 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 \$32,072.97.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed, and adopted this 16th day of August 2023 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Manny Cardoza, Chairperson

(SEAL)

HCV

Collection Loss Write Off

Period : August 2023

<u>Tenant</u>	<u>HAP</u>	<u>Fraud Recovery Amount Owed</u>	<u>Late</u>	<u>NSF</u>	<u>Overpaid</u>	<u>Total</u>	<u>Payback</u>
			<u>Fee's</u>	<u>Fee's</u>	<u>URP's</u>	<u>Owed</u>	<u>Agreement</u>
T0020886		8,010.00				8,010.00	No
T0006829		5,592.00				5,592.00	No
T0011029		300.68				300.68	Yes
T0005977		4,935.00				4,935.00	No
T0007524		3,952.00				3,952.00	Yes
T0022849		5,944.00				5,944.00	No
T0009749		3,339.29				3,339.29	Yes

\$	32,072.97	\$	-	\$	-	\$	32,072.97	Total Write-Off
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Tenants listed with Payback Agreement's failed to honor the Agreement.

OP
2 Aug 23

Exhibit A



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RESOLUTION 23-1805

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING HOUSING CHOICE VOUCHER LANDLORD OVERPAYMENT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$41,572.02

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 includes assisting families who are low income; 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 August 31, 2023 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 landlord overpayments listed on Exhibit A totaling \$41,572.02.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 16th day of August 2023 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

Manny Cardoza, Chairperson

(SEAL)

**HCV Landlord Overpayments
Collection Loss Write Off
Period: August 2023**

<u>Name</u>	<u>HCV Landlord Overpayment</u>	<u>Re-paid to RHA</u>	<u>Unpaid Balance</u>
00080513	\$ 2,338.00	\$ -	\$ 2,338.00
v0000048	\$ 54.00	\$ -	\$ 54.00
v0000640	\$ 568.00	\$ -	\$ 568.00
v0000765	\$ 2,452.00	\$ -	\$ 2,452.00
v0000799	\$ 865.00	\$ -	\$ 865.00
v0001060	\$ 333.00	\$ -	\$ 333.00
v0001159	\$ 1,375.56	\$ -	\$ 1,375.56
v0001229	\$ 2,108.00	\$ -	\$ 2,108.00
v0001410	\$ 587.00	\$ -	\$ 587.00
v0001454	\$ 536.00	\$ -	\$ 536.00
v0001626	\$ 900.00	\$ -	\$ 900.00
v0001630	\$ 1,590.00	\$ -	\$ 1,590.00
v0001704	\$ 290.00	\$ -	\$ 290.00
v0001777	\$ 225.00	\$ -	\$ 225.00
v0001904	\$ 216.00	\$ -	\$ 216.00
v0001926	\$ 676.00	\$ -	\$ 676.00
v0002008	\$ 1,442.00	\$ -	\$ 1,442.00
v0002044	\$ 15.00	\$ -	\$ 15.00
v0002087	\$ 359.00	\$ -	\$ 359.00
v0002156	\$ 218.00	\$ -	\$ 218.00
v0002172	\$ 3,425.04	\$ -	\$ 3,425.04
v0002194	\$ 1,768.00	\$ -	\$ 1,768.00
v0002203	\$ 2,320.00	\$ -	\$ 2,320.00
v0002239	\$ 1,214.00	\$ -	\$ 1,214.00
v0002282	\$ 22.00	\$ -	\$ 22.00
v0002317	\$ 527.00	\$ -	\$ 527.00
v0002343	\$ 3,135.00	\$ -	\$ 3,135.00
v0002356	\$ 213.40	\$ -	\$ 213.40
v0002369	\$ 1,021.00	\$ -	\$ 1,021.00
v0002370	\$ 635.00	\$ 626.00	\$ 9.00
v0002408	\$ 1,945.00	\$ -	\$ 1,945.00

v0002413	\$	215.00	\$	-	\$	215.00
v0002444	\$	270.00	\$	-	\$	270.00
v0002463	\$	386.00	\$	-	\$	386.00
v0002500	\$	1,317.00	\$	-	\$	1,317.00
v0002537	\$	145.00	\$	-	\$	145.00
v0002564	\$	4,165.00	\$	-	\$	4,165.00
v0002634	\$	185.02	\$	-	\$	185.02
v0002670	\$	12.00	\$	-	\$	12.00
v0002689	\$	586.00	\$	-	\$	586.00
v0002772	\$	174.00	\$	-	\$	174.00
v0002816	\$	374.00	\$	-	\$	374.00
v0002836	\$	121.00	\$	-	\$	121.00
v0002873	\$	442.00	\$	-	\$	442.00
00080639	\$	249.00	\$	-	\$	249.00
v0002591	\$	184.00	\$	-	\$	184.00
	\$	-	\$	-	\$	-
Total	\$	42,198.02	\$	626.00	\$	41,572.02

OP
9 AUG 23

Exhibit A



REGIONAL HOUSING AUTHORITY

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

1455 Butte House Road • Yuba City, CA 95993

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

www.RegionalHA.org

RESOLUTION 23-1806

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY APPROVAL OF THE ANNUAL UTILITY STUDY AND ALLOWANCE-ENERGY EFFICIENT DWELLINGS

WHEREAS, the Regional Housing Authority (RHA) manages up to 2,114 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 RHA has reviewed the information submitted; and

WHEREAS, these Energy Efficient Utility Allowances upon adoption by the RHA Board of Commissioners will apply to tenants that occupy qualified dwelling units newly constructed or substantially rehabbed after November 1, 2017;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Regional Housing Authority 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 energy efficient utilities.
3. New utility allowances per the study should be implemented effective November 1, 2023, which are attached.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on August 16, 2023, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

ATTEST: _____
Manny Cardoza, Chairperson

(SEAL)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, City of Live Oak		Unit Type: Energy Efficient Apartment					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$19.00	\$22.00	\$26.00	\$27.00	\$30.00	\$33.00	
	Bottle Gas							
	Electric	\$27.00	\$31.00	\$40.00	\$48.00	\$57.00	\$65.00	
	Electric Heat Pump	\$23.00	\$27.00	\$32.00	\$36.00	\$40.00	\$44.00	
	Fuel Oil							
Cooking	Natural Gas	\$3.00	\$5.00	\$6.00	\$8.00	\$10.00	\$13.00	
	Bottle Gas							
	Electric	\$12.00	\$13.00	\$19.00	\$26.00	\$31.00	\$37.00	
Other Electric	<i>(includes climate credit)</i>	\$37.00	\$44.00	\$64.00	\$84.00	\$104.00	\$124.00	
Air Conditioning		\$15.00	\$18.00	\$25.00	\$31.00	\$39.00	\$45.00	
Water Heating	Natural Gas	\$8.00	\$10.00	\$13.00	\$18.00	\$22.00	\$26.00	
	Bottle Gas							
	Electric	\$27.00	\$31.00	\$40.00	\$49.00	\$57.00	\$66.00	
	Fuel Oil							
Water	<i>(Live Oak)</i>	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	
Sewer	<i>(Live Oak)</i>	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

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Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$26.00	\$30.00	\$33.00	\$37.00	\$40.00	\$43.00	
	Bottle Gas							
	Electric	\$39.00	\$46.00	\$57.00	\$67.00	\$78.00	\$88.00	
	Electric Heat Pump	\$28.00	\$33.00	\$39.00	\$44.00	\$49.00	\$54.00	
	Fuel Oil							
Cooking	Natural Gas	\$3.00	\$5.00	\$6.00	\$8.00	\$10.00	\$13.00	
	Bottle Gas							
	Electric	\$12.00	\$13.00	\$19.00	\$26.00	\$31.00	\$37.00	
Other Electric	<i>(includes climate credit)</i>	\$48.00	\$58.00	\$83.00	\$108.00	\$135.00	\$166.00	
Air Conditioning		\$15.00	\$17.00	\$30.00	\$43.00	\$55.00	\$67.00	
Water Heating	Natural Gas	\$10.00	\$11.00	\$18.00	\$22.00	\$27.00	\$32.00	
	Bottle Gas							
	Electric	\$33.00	\$39.00	\$50.00	\$61.00	\$72.00	\$82.00	
	Fuel Oil							
Water	<i>(Live Oak)</i>	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	
Sewer	<i>(Live Oak)</i>	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

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Locality/PHA Regional Housing Authority, Colusa County		Unit Type: Energy Efficient Apartment					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$19.00	\$22.00	\$26.00	\$27.00	\$30.00	\$33.00	
	Bottle Gas							
	Electric	\$27.00	\$31.00	\$40.00	\$48.00	\$57.00	\$65.00	
	Electric Heat Pump	\$23.00	\$27.00	\$32.00	\$36.00	\$40.00	\$44.00	
	Fuel Oil							
Cooking	Natural Gas	\$3.00	\$5.00	\$6.00	\$8.00	\$10.00	\$13.00	
	Bottle Gas							
	Electric	\$12.00	\$13.00	\$19.00	\$26.00	\$31.00	\$37.00	
Other Electric	<i>(includes climate credit)</i>	\$37.00	\$44.00	\$64.00	\$84.00	\$104.00	\$124.00	
Air Conditioning		\$15.00	\$18.00	\$25.00	\$31.00	\$39.00	\$45.00	
Water Heating	Natural Gas	\$8.00	\$10.00	\$13.00	\$18.00	\$22.00	\$26.00	
	Bottle Gas							
	Electric	\$27.00	\$31.00	\$40.00	\$49.00	\$57.00	\$66.00	
	Fuel Oil							
Water		\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	
Sewer		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			



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(04/2023)

Utility Allowance Schedule

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U.S. Department of Housing and Urban
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Locality/PHA Regional Housing Authority, Colusa County		Unit Type: Energy Efficient Row House/ Townhouse/ Semi-Detached/Duplex				Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$26.00	\$30.00	\$33.00	\$37.00	\$40.00	\$43.00
	Bottle Gas						
	Electric	\$39.00	\$46.00	\$57.00	\$67.00	\$78.00	\$88.00
	Electric Heat Pump	\$28.00	\$33.00	\$39.00	\$44.00	\$49.00	\$54.00
	Fuel Oil						
Cooking	Natural Gas	\$3.00	\$5.00	\$6.00	\$8.00	\$10.00	\$13.00
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Water Heating	Natural Gas	\$10.00	\$11.00	\$18.00	\$22.00	\$27.00	\$32.00
	Bottle Gas						
	Electric	\$33.00	\$39.00	\$50.00	\$61.00	\$72.00	\$82.00
	Fuel Oil						
Water		\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Sewer		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00
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Head of Household Name					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



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(04/2023)

Utility Allowance Schedule

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

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Locality/PHA Regional Housing Authority, Nevada County		Unit Type: Energy Efficient Apartment					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$19.00	\$22.00	\$26.00	\$27.00	\$30.00	\$33.00	
	Bottle Gas							
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	Fuel Oil							
Water		\$37.00	\$40.00	\$45.00	\$51.00	\$56.00	\$62.00	
Sewer		\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	
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Unit Address					Cooking			
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					Other			
Number of Bedrooms					Range/Microwave			
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Utility Allowance Schedule

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U.S. Department of Housing and Urban
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	Fuel Oil							
Water		\$37.00	\$40.00	\$45.00	\$51.00	\$56.00	\$62.00	
Sewer		\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	
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Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
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Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$19.00	\$22.00	\$26.00	\$27.00	\$30.00	\$33.00	
	Bottle Gas							
	Electric	\$27.00	\$31.00	\$40.00	\$48.00	\$57.00	\$65.00	
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Water Heating	Natural Gas	\$8.00	\$10.00	\$13.00	\$18.00	\$22.00	\$26.00	
	Bottle Gas							
	Electric	\$27.00	\$31.00	\$40.00	\$49.00	\$57.00	\$66.00	
	Fuel Oil							
Water		\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	
Sewer		\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	
Trash Collection		\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
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Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Sutter County		Unit Type: Energy Efficient Row House/ Townhouse/ Semi-Detached/Duplex				Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$26.00	\$30.00	\$33.00	\$37.00	\$40.00	\$43.00
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	Fuel Oil						
Cooking	Natural Gas	\$3.00	\$5.00	\$6.00	\$8.00	\$10.00	\$13.00
	Bottle Gas						
	Electric	\$12.00	\$13.00	\$19.00	\$26.00	\$31.00	\$37.00
Other Electric	<i>(includes climate credit)</i>	\$48.00	\$58.00	\$83.00	\$108.00	\$135.00	\$166.00
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Water Heating	Natural Gas	\$10.00	\$11.00	\$18.00	\$22.00	\$27.00	\$32.00
	Bottle Gas						
	Electric	\$33.00	\$39.00	\$50.00	\$61.00	\$72.00	\$82.00
	Fuel Oil						
Water		\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
Sewer		\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00
Trash Collection		\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Yuba County		Unit Type: Energy Efficient Apartment					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$19.00	\$22.00	\$26.00	\$27.00	\$30.00	\$33.00	
	Bottle Gas							
	Electric	\$27.00	\$31.00	\$40.00	\$48.00	\$57.00	\$65.00	
	Electric Heat Pump	\$23.00	\$27.00	\$32.00	\$36.00	\$40.00	\$44.00	
	Fuel Oil							
Cooking	Natural Gas	\$3.00	\$5.00	\$6.00	\$8.00	\$10.00	\$13.00	
	Bottle Gas							
	Electric	\$12.00	\$13.00	\$19.00	\$26.00	\$31.00	\$37.00	
Other Electric	<i>(includes climate credit)</i>	\$37.00	\$44.00	\$64.00	\$84.00	\$104.00	\$124.00	
Air Conditioning		\$15.00	\$18.00	\$25.00	\$31.00	\$39.00	\$45.00	
Water Heating	Natural Gas	\$8.00	\$10.00	\$13.00	\$18.00	\$22.00	\$26.00	
	Bottle Gas							
	Electric	\$27.00	\$31.00	\$40.00	\$49.00	\$57.00	\$66.00	
	Fuel Oil							
Water		\$40.00	\$43.00	\$50.00	\$57.00	\$65.00	\$73.00	
Sewer		\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	
Trash Collection		\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Yuba County		Unit Type: Energy Efficient Row House/ Townhouse/ Semi-Detached/Duplex					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$26.00	\$30.00	\$33.00	\$37.00	\$40.00	\$43.00	
	Bottle Gas							
	Electric	\$39.00	\$46.00	\$57.00	\$67.00	\$78.00	\$88.00	
	Electric Heat Pump	\$28.00	\$33.00	\$39.00	\$44.00	\$49.00	\$54.00	
	Fuel Oil							
Cooking	Natural Gas	\$3.00	\$5.00	\$6.00	\$8.00	\$10.00	\$13.00	
	Bottle Gas							
	Electric	\$12.00	\$13.00	\$19.00	\$26.00	\$31.00	\$37.00	
Other Electric	<i>(includes climate credit)</i>	\$48.00	\$58.00	\$83.00	\$108.00	\$135.00	\$166.00	
Air Conditioning		\$15.00	\$17.00	\$30.00	\$43.00	\$55.00	\$67.00	
Water Heating	Natural Gas	\$10.00	\$11.00	\$18.00	\$22.00	\$27.00	\$32.00	
	Bottle Gas							
	Electric	\$33.00	\$39.00	\$50.00	\$61.00	\$72.00	\$82.00	
	Fuel Oil							
Water		\$40.00	\$43.00	\$50.00	\$57.00	\$65.00	\$73.00	
Sewer		\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	
Trash Collection		\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)



REGIONAL HOUSING AUTHORITY

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RESOLUTION 23-1807

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

WHEREAS, the Regional Housing Authority (RHA) manages up to 2,114 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 RHA has reviewed the information submitted;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Regional Housing Authority 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 the cost of tenant provided utilities.
3. New utility allowances per the study should be implemented effective November 1, 2023, which are attached.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on August 16, 2023, by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

(SEAL)

ATTEST: _____
Manny Cardoza, Chairperson

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, - City of Live Oak		Unit Type: Apartment					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$22.00	\$27.00	\$30.00	\$33.00	\$37.00	\$40.00	
	Bottle Gas	\$50.00	\$63.00	\$70.00	\$77.00	\$84.00	\$90.00	
	Electric	\$33.00	\$38.00	\$49.00	\$59.00	\$70.00	\$80.00	
	Electric Heat Pump	\$28.00	\$33.00	\$40.00	\$44.00	\$49.00	\$54.00	
	Fuel Oil							
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00	
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00	
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00	
Other Electric	<i>(includes climate credit)</i>	\$46.00	\$56.00	\$80.00	\$104.00	\$129.00	\$159.00	
Air Conditioning		\$18.00	\$22.00	\$30.00	\$39.00	\$47.00	\$55.00	
Evaporative Cooling		\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$16.00	
Water Heating	Natural Gas	\$10.00	\$11.00	\$16.00	\$22.00	\$27.00	\$32.00	
	Bottle Gas	\$23.00	\$27.00	\$37.00	\$50.00	\$63.00	\$73.00	
	Electric	\$32.00	\$38.00	\$49.00	\$59.00	\$70.00	\$80.00	
	Fuel Oil							
Water	<i>(Live Oak)</i>	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	
Sewer	<i>(Live Oak)</i>	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, City of Live Oak		Unit Type: Row House/Townhouse/ Semi-Detached/Duplex					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$30.00	\$37.00	\$40.00	\$45.00	\$48.00	\$53.00	
	Bottle Gas	\$70.00	\$84.00	\$90.00	\$104.00	\$110.00	\$120.00	
	Electric	\$48.00	\$56.00	\$69.00	\$82.00	\$94.00	\$107.00	
	Electric Heat Pump	\$34.00	\$40.00	\$48.00	\$54.00	\$60.00	\$65.00	
	Fuel Oil							
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00	
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00	
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00	
Other Electric	<i>(includes climate credit)</i>	\$60.00	\$72.00	\$102.00	\$135.00	\$173.00	\$211.00	
Air Conditioning		\$18.00	\$21.00	\$36.00	\$52.00	\$67.00	\$82.00	
Evaporative Cooling		\$5.00	\$6.00	\$11.00	\$15.00	\$19.00	\$24.00	
Water Heating	Natural Gas	\$13.00	\$14.00	\$21.00	\$27.00	\$33.00	\$40.00	
	Bottle Gas	\$30.00	\$33.00	\$47.00	\$63.00	\$77.00	\$90.00	
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$101.00	
	Fuel Oil							
Water	<i>(Live Oak)</i>	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	
Sewer	<i>(Live Oak)</i>	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, City of Live Oak		Unit Type Detached House/Mobile Home					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$33.00	\$38.00	\$43.00	\$48.00	\$53.00	\$57.00	
	Bottle Gas	\$77.00	\$87.00	\$97.00	\$110.00	\$120.00	\$130.00	
	Electric	\$69.00	\$81.00	\$92.00	\$104.00	\$118.00	\$132.00	
	Electric Heat Pump	\$40.00	\$47.00	\$56.00	\$63.00	\$70.00	\$77.00	
	Fuel Oil							
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00	
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00	
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00	
Other Electric	<i>(includes climate credit)</i>	\$71.00	\$85.00	\$120.00	\$163.00	\$207.00	\$252.00	
Air Conditioning		\$14.00	\$17.00	\$38.00	\$59.00	\$79.00	\$101.00	
Evaporative Cooling		\$4.00	\$5.00	\$11.00	\$17.00	\$23.00	\$29.00	
Water Heating	Natural Gas	\$13.00	\$14.00	\$21.00	\$27.00	\$33.00	\$40.00	
	Bottle Gas	\$30.00	\$33.00	\$47.00	\$63.00	\$77.00	\$90.00	
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$101.00	
	Fuel Oil							
Water	<i>(Live Oak)</i>	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	
Sewer	<i>(Live Oak)</i>	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	\$69.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance	Allowance	
Head of Household Name						Heating		
						Cooking		
						Other Electric		
						Air Conditioning		
Unit Address						Water Heating		
						Water		
						Sewer		
						Trash Collection		
						Other		
Number of Bedrooms						Range / Microwave		
						Refrigerator		
						Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Colusa County		Unit Type: Apartment					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$22.00	\$27.00	\$30.00	\$33.00	\$37.00	\$40.00	
	Bottle Gas	\$50.00	\$63.00	\$70.00	\$77.00	\$84.00	\$90.00	
	Electric	\$33.00	\$38.00	\$49.00	\$59.00	\$70.00	\$80.00	
	Electric Heat Pump	\$28.00	\$33.00	\$40.00	\$44.00	\$49.00	\$54.00	
	Fuel Oil							
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00	
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00	
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00	
Other Electric	<i>(includes climate credit)</i>	\$46.00	\$56.00	\$80.00	\$104.00	\$129.00	\$159.00	
Air Conditioning		\$18.00	\$22.00	\$30.00	\$39.00	\$47.00	\$55.00	
Evaporative Cooling		\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$16.00	
Water Heating	Natural Gas	\$10.00	\$11.00	\$16.00	\$22.00	\$27.00	\$32.00	
	Bottle Gas	\$23.00	\$27.00	\$37.00	\$50.00	\$63.00	\$73.00	
	Electric	\$32.00	\$38.00	\$49.00	\$59.00	\$70.00	\$80.00	
	Fuel Oil							
Water	<i>(Arbuckle)</i>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	
Sewer	<i>(Arbuckle)</i>	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			



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The Nelrod Company 5/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Colusa County		Unit Type: Row House/Townhouse/ Semi-Detached/Duplex					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$30.00	\$37.00	\$40.00	\$45.00	\$48.00	\$53.00	
	Bottle Gas	\$70.00	\$84.00	\$90.00	\$104.00	\$110.00	\$120.00	
	Electric	\$48.00	\$56.00	\$69.00	\$82.00	\$94.00	\$107.00	
	Electric Heat Pump	\$34.00	\$40.00	\$48.00	\$54.00	\$60.00	\$65.00	
	Fuel Oil							
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00	
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00	
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00	
Other Electric	<i>(includes climate credit)</i>	\$60.00	\$72.00	\$102.00	\$135.00	\$173.00	\$211.00	
Air Conditioning		\$18.00	\$21.00	\$36.00	\$52.00	\$67.00	\$82.00	
Evaporative Cooling		\$5.00	\$6.00	\$11.00	\$15.00	\$19.00	\$24.00	
Water Heating	Natural Gas	\$13.00	\$14.00	\$21.00	\$27.00	\$33.00	\$40.00	
	Bottle Gas	\$30.00	\$33.00	\$47.00	\$63.00	\$77.00	\$90.00	
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$101.00	
	Fuel Oil							
Water	<i>(Arbuckle)</i>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	
Sewer	<i>(Arbuckle)</i>	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Colusa County		Unit Type Detached House/Mobile Home					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$33.00	\$38.00	\$43.00	\$48.00	\$53.00	\$57.00	
	Bottle Gas	\$77.00	\$87.00	\$97.00	\$110.00	\$120.00	\$130.00	
	Electric	\$69.00	\$81.00	\$92.00	\$104.00	\$118.00	\$132.00	
	Electric Heat Pump	\$40.00	\$47.00	\$56.00	\$63.00	\$70.00	\$77.00	
	Fuel Oil							
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00	
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00	
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00	
Other Electric	<i>(includes climate credit)</i>	\$71.00	\$85.00	\$120.00	\$163.00	\$207.00	\$252.00	
Air Conditioning		\$14.00	\$17.00	\$38.00	\$59.00	\$79.00	\$101.00	
Evaporative Cooling		\$4.00	\$5.00	\$11.00	\$17.00	\$23.00	\$29.00	
Water Heating	Natural Gas	\$13.00	\$14.00	\$21.00	\$27.00	\$33.00	\$40.00	
	Bottle Gas	\$30.00	\$33.00	\$47.00	\$63.00	\$77.00	\$90.00	
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$101.00	
	Fuel Oil							
Water	<i>(Arbuckle)</i>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	
Sewer	<i>(Arbuckle)</i>	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance	Allowance	
Head of Household Name						Heating		
Unit Address						Cooking		
						Other Electric		
						Air Conditioning		
						Water Heating		
Number of Bedrooms						Water		
						Sewer		
						Trash Collection		
						Other		
Number of Bedrooms						Range / Microwave		
						Refrigerator		
						Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Nevada County		Unit Type: Apartment					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$22.00	\$27.00	\$30.00	\$33.00	\$37.00	\$40.00	
	Bottle Gas	\$50.00	\$63.00	\$70.00	\$77.00	\$84.00	\$90.00	
	Electric	\$33.00	\$38.00	\$49.00	\$59.00	\$70.00	\$80.00	
	Electric Heat Pump	\$28.00	\$33.00	\$40.00	\$44.00	\$49.00	\$54.00	
	Fuel Oil							
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00	
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00	
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00	
Other Electric	<i>(includes climate credit)</i>	\$46.00	\$56.00	\$80.00	\$104.00	\$129.00	\$159.00	
Air Conditioning		\$18.00	\$22.00	\$30.00	\$39.00	\$47.00	\$55.00	
Evaporative Cooling		\$6.00	\$7.00	\$9.00	\$12.00	\$15.00	\$17.00	
Water Heating	Natural Gas	\$10.00	\$11.00	\$16.00	\$22.00	\$27.00	\$32.00	
	Bottle Gas	\$23.00	\$27.00	\$37.00	\$50.00	\$63.00	\$73.00	
	Electric	\$32.00	\$38.00	\$49.00	\$59.00	\$70.00	\$80.00	
	Fuel Oil							
Water	<i>(Grass Valley)</i>	\$40.00	\$40.00	\$46.00	\$51.00	\$57.00	\$63.00	
Sewer	<i>(Grass Valley)</i>	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance	Allowance	
Head of Household Name						Heating		
Unit Address						Cooking		
						Other Electric		
						Air Conditioning		
						Water Heating		
Number of Bedrooms						Water		
						Sewer		
						Trash Collection		
						Other		
						Range/Microwave		
						Refrigerator		
						Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Nevada County		Unit Type: Row House/Townhouse/ Semi- Detached/Duplex				Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$30.00	\$37.00	\$40.00	\$45.00	\$48.00	\$53.00
	Bottle Gas	\$70.00	\$84.00	\$90.00	\$104.00	\$110.00	\$120.00
	Electric	\$48.00	\$56.00	\$69.00	\$82.00	\$94.00	\$107.00
	Electric Heat Pump	\$34.00	\$40.00	\$48.00	\$54.00	\$60.00	\$65.00
	Fuel Oil						
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00
Other Electric	<i>(includes climate credit)</i>	\$60.00	\$72.00	\$102.00	\$135.00	\$173.00	\$211.00
Air Conditioning		\$18.00	\$21.00	\$36.00	\$52.00	\$67.00	\$82.00
Evaporative Cooling		\$5.00	\$7.00	\$11.00	\$16.00	\$21.00	\$26.00
Water Heating	Natural Gas	\$13.00	\$14.00	\$21.00	\$27.00	\$33.00	\$40.00
	Bottle Gas	\$30.00	\$33.00	\$47.00	\$63.00	\$77.00	\$90.00
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$101.00
	Fuel Oil						
Water	<i>(Grass Valley)</i>	\$40.00	\$40.00	\$46.00	\$51.00	\$57.00	\$63.00
Sewer	<i>(Grass Valley)</i>	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Nevada County		Unit Type Detached House/Mobile Home				Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$33.00	\$38.00	\$43.00	\$48.00	\$53.00	\$57.00
	Bottle Gas	\$77.00	\$87.00	\$97.00	\$110.00	\$120.00	\$130.00
	Electric	\$69.00	\$81.00	\$92.00	\$104.00	\$118.00	\$132.00
	Electric Heat Pump	\$40.00	\$47.00	\$56.00	\$63.00	\$70.00	\$77.00
	Fuel Oil						
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00
Other Electric	<i>(includes climate credit)</i>	\$71.00	\$85.00	\$120.00	\$163.00	\$207.00	\$252.00
Air Conditioning		\$14.00	\$17.00	\$38.00	\$59.00	\$79.00	\$101.00
Evaporative Cooling		\$4.00	\$5.00	\$12.00	\$18.00	\$25.00	\$31.00
Water Heating	Natural Gas	\$13.00	\$14.00	\$21.00	\$27.00	\$33.00	\$40.00
	Bottle Gas	\$30.00	\$33.00	\$47.00	\$63.00	\$77.00	\$90.00
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$101.00
	Fuel Oil						
Water	<i>(Grass Valley)</i>	\$40.00	\$40.00	\$46.00	\$51.00	\$57.00	\$63.00
Sewer	<i>(Grass Valley)</i>	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00	\$43.00
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Sutter County		Unit Type: Apartment					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$22.00	\$27.00	\$30.00	\$33.00	\$37.00	\$40.00	
	Bottle Gas	\$50.00	\$63.00	\$70.00	\$77.00	\$84.00	\$90.00	
	Electric	\$33.00	\$38.00	\$49.00	\$59.00	\$70.00	\$80.00	
	Electric Heat Pump	\$28.00	\$33.00	\$40.00	\$44.00	\$49.00	\$54.00	
	Fuel Oil							
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00	
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00	
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00	
Other Electric	<i>(includes climate credit)</i>	\$46.00	\$56.00	\$80.00	\$104.00	\$129.00	\$159.00	
Air Conditioning		\$18.00	\$22.00	\$30.00	\$39.00	\$47.00	\$55.00	
Evaporative Cooling		\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$16.00	
Water Heating	Natural Gas	\$10.00	\$11.00	\$16.00	\$22.00	\$27.00	\$32.00	
	Bottle Gas	\$23.00	\$27.00	\$37.00	\$50.00	\$63.00	\$73.00	
	Electric	\$32.00	\$38.00	\$49.00	\$59.00	\$70.00	\$80.00	
	Fuel Oil							
Water	<i>(Yuba City)</i>	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	
Sewer	<i>(Yuba City)</i>	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance	Allowance	
Head of Household Name						Heating		
Unit Address						Cooking		
						Other Electric		
						Air Conditioning		
						Water Heating		
Number of Bedrooms						Water		
						Sewer		
						Trash Collection		
						Other		
						Range/Microwave		
						Refrigerator		
						Total		



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(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Sutter County		Unit Type: Row House/Townhouse/ Semi-Detached/Duplex					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$30.00	\$37.00	\$40.00	\$45.00	\$48.00	\$53.00	
	Bottle Gas	\$70.00	\$84.00	\$90.00	\$104.00	\$110.00	\$120.00	
	Electric	\$48.00	\$56.00	\$69.00	\$82.00	\$94.00	\$107.00	
	Electric Heat Pump	\$34.00	\$40.00	\$48.00	\$54.00	\$60.00	\$65.00	
	Fuel Oil							
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00	
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00	
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00	
Other Electric	<i>(includes climate credit)</i>	\$60.00	\$72.00	\$102.00	\$135.00	\$173.00	\$211.00	
Air Conditioning		\$18.00	\$21.00	\$36.00	\$52.00	\$67.00	\$82.00	
Evaporative Cooling		\$5.00	\$6.00	\$11.00	\$15.00	\$19.00	\$24.00	
Water Heating	Natural Gas	\$13.00	\$14.00	\$21.00	\$27.00	\$33.00	\$40.00	
	Bottle Gas	\$30.00	\$33.00	\$47.00	\$63.00	\$77.00	\$90.00	
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$101.00	
	Fuel Oil							
Water	<i>(Yuba City)</i>	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	
Sewer	<i>(Yuba City)</i>	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance	Allowance	
Head of Household Name						Heating		
Unit Address						Cooking		
						Other Electric		
						Air Conditioning		
						Water Heating		
Number of Bedrooms						Water		
						Sewer		
						Trash Collection		
						Other		
						Range/Microwave		
						Refrigerator		
						Total		



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The Nelrod Company 5/2023 Update

Utility Allowance Schedule

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U.S. Department of Housing and Urban
Development
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OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Sutter County		Unit Type Detached House/Mobile Home					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$33.00	\$38.00	\$43.00	\$48.00	\$53.00	\$57.00	
	Bottle Gas	\$77.00	\$87.00	\$97.00	\$110.00	\$120.00	\$130.00	
	Electric	\$69.00	\$81.00	\$92.00	\$104.00	\$118.00	\$132.00	
	Electric Heat Pump	\$40.00	\$47.00	\$56.00	\$63.00	\$70.00	\$77.00	
	Fuel Oil							
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00	
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00	
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00	
Other Electric	<i>(includes climate credit)</i>	\$71.00	\$85.00	\$120.00	\$163.00	\$207.00	\$252.00	
Air Conditioning		\$14.00	\$17.00	\$38.00	\$59.00	\$79.00	\$101.00	
Evaporative Cooling		\$4.00	\$5.00	\$11.00	\$17.00	\$23.00	\$29.00	
Water Heating	Natural Gas	\$13.00	\$14.00	\$21.00	\$27.00	\$33.00	\$40.00	
	Bottle Gas	\$30.00	\$33.00	\$47.00	\$63.00	\$77.00	\$90.00	
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$101.00	
	Fuel Oil							
Water	<i>(Yuba City)</i>	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	
Sewer	<i>(Yuba City)</i>	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance	Allowance	
Head of Household Name						Heating		
						Cooking		
						Other Electric		
Unit Address						Air Conditioning		
						Water Heating		
						Water		
						Sewer		
						Trash Collection		
Number of Bedrooms						Other		
						Range / Microwave		
						Refrigerator		
						Total		



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(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Yuba County		Unit Type: Apartment					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$22.00	\$27.00	\$30.00	\$33.00	\$37.00	\$40.00	
	Bottle Gas	\$50.00	\$63.00	\$70.00	\$77.00	\$84.00	\$90.00	
	Electric	\$33.00	\$38.00	\$49.00	\$59.00	\$70.00	\$80.00	
	Electric Heat Pump	\$28.00	\$33.00	\$40.00	\$44.00	\$49.00	\$54.00	
	Fuel Oil							
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00	
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00	
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00	
Other Electric	<i>(includes climate credit)</i>	\$46.00	\$56.00	\$80.00	\$104.00	\$129.00	\$159.00	
Air Conditioning		\$18.00	\$22.00	\$30.00	\$39.00	\$47.00	\$55.00	
Evaporative Cooling		\$6.00	\$7.00	\$10.00	\$12.00	\$15.00	\$17.00	
Water Heating	Natural Gas	\$10.00	\$11.00	\$16.00	\$22.00	\$27.00	\$32.00	
	Bottle Gas	\$23.00	\$27.00	\$37.00	\$50.00	\$63.00	\$73.00	
	Electric	\$32.00	\$38.00	\$49.00	\$59.00	\$70.00	\$80.00	
	Fuel Oil							
Water	<i>(CA Water Service)</i>	\$43.00	\$43.00	\$50.00	\$58.00	\$66.00	\$75.00	
Sewer	<i>(Utility Management Services)</i>	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance	Allowance	
Head of Household Name						Heating		
Unit Address						Cooking		
						Other Electric		
						Air Conditioning		
						Water Heating		
Number of Bedrooms						Water		
						Sewer		
						Trash Collection		
						Other		
						Range/Microwave		
						Refrigerator		
						Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Yuba County		Unit Type: Row House/Townhouse/ Semi-Detached/Duplex					Date (mm/dd/yyyy) 11/1/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$30.00	\$37.00	\$40.00	\$45.00	\$48.00	\$53.00	
	Bottle Gas	\$70.00	\$84.00	\$90.00	\$104.00	\$110.00	\$120.00	
	Electric	\$48.00	\$56.00	\$69.00	\$82.00	\$94.00	\$107.00	
	Electric Heat Pump	\$34.00	\$40.00	\$48.00	\$54.00	\$60.00	\$65.00	
	Fuel Oil							
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00	
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00	
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00	
Other Electric	<i>(includes climate credit)</i>	\$60.00	\$72.00	\$102.00	\$135.00	\$173.00	\$211.00	
Air Conditioning		\$18.00	\$21.00	\$36.00	\$52.00	\$67.00	\$82.00	
Evaporative Cooling		\$6.00	\$7.00	\$11.00	\$16.00	\$21.00	\$26.00	
Water Heating	Natural Gas	\$13.00	\$14.00	\$21.00	\$27.00	\$33.00	\$40.00	
	Bottle Gas	\$30.00	\$33.00	\$47.00	\$63.00	\$77.00	\$90.00	
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$101.00	
	Fuel Oil							
Water	<i>(CA Water Service)</i>	\$43.00	\$43.00	\$50.00	\$58.00	\$66.00	\$75.00	
Sewer	<i>(Utility Management Services)</i>	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Regional Housing Authority, Yuba County		Unit Type Detached House/Mobile Home					Date (mm/dd/yyyy) 11/2/2023	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$33.00	\$38.00	\$43.00	\$48.00	\$53.00	\$57.00	
	Bottle Gas	\$77.00	\$87.00	\$97.00	\$110.00	\$120.00	\$130.00	
	Electric	\$69.00	\$81.00	\$92.00	\$104.00	\$118.00	\$132.00	
	Electric Heat Pump	\$40.00	\$47.00	\$56.00	\$63.00	\$70.00	\$77.00	
	Fuel Oil							
Cooking	Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$13.00	\$14.00	
	Bottle Gas	\$10.00	\$10.00	\$17.00	\$23.00	\$30.00	\$33.00	
	Electric	\$14.00	\$16.00	\$24.00	\$31.00	\$39.00	\$46.00	
Other Electric	<i>(includes climate credit)</i>	\$71.00	\$85.00	\$120.00	\$163.00	\$207.00	\$252.00	
Air Conditioning		\$14.00	\$17.00	\$38.00	\$59.00	\$79.00	\$101.00	
Evaporative Cooling		\$4.00	\$5.00	\$12.00	\$19.00	\$25.00	\$32.00	
Water Heating	Natural Gas	\$13.00	\$14.00	\$21.00	\$27.00	\$33.00	\$40.00	
	Bottle Gas	\$30.00	\$33.00	\$47.00	\$63.00	\$77.00	\$90.00	
	Electric	\$41.00	\$48.00	\$61.00	\$74.00	\$87.00	\$101.00	
	Fuel Oil							
Water	<i>(CA Water Service)</i>	\$43.00	\$43.00	\$50.00	\$58.00	\$66.00	\$75.00	
Sewer	<i>(Utility Management Services)</i>	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	
Trash Collection	<i>(Recology)</i>	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	
Other specify: Natural Gas Charge \$-4.40 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.						Utility/Service/Appliance	Allowance	
Head of Household Name						Heating		
Unit Address						Cooking		
						Other Electric		
						Air Conditioning		
						Water Heating		
Number of Bedrooms						Water		
						Sewer		
						Trash Collection		
						Other		
						Range / Microwave		
						Refrigerator		
						Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 5/2023 Update

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: August 16, 2023
To: Board of Commissioners
From: Marco Cruz, Chief Financial Officer

SUBJECT: Yuba City Migrant Center Contract Resolution for July 2023 – June 2025

Background:

The Yuba City Migrant Center provides safe and affordable rental housing to seasonal farm working families. The center's fiscal year runs from July to June and is contracted and budgeted every 2 years. A contract resolution approval is required to execute the 2-year Standard Agreement with the California Department of Housing and Community Development's Office of Migrant Services (OMS)

Budget Highlights:

Permanent Salaries/Wages and Personnel Benefits are expected to increase significantly due to wage increases per the approval of the Memorandum of Understanding by the board on 11/16/2022. As per the MOU agreement, a 9% increase in Permanent Salaries/Wages was implemented on 10/31/2022, and a 6% increase is scheduled to take effect on 04/01/2024.

Operating Expenses will also see a significant increase. This is due to the rising cost of utilities, the increasing of security in the off season and asphalt sealing & striping to ensure longevity of the new parking lot.

Broadband Project:

The budget includes the cost of the Broadband project infrastructure and installation, plus maintenance and service fees in year 1 and then continued maintenance and service fees in year 2. Broadband services are scheduled to be activated one month prior to the migrant center opening day in 2024.

Recommendation:

Staff recommends the Board of Commissioners approves the OMS 2023-2025 Fiscal Year Operation and Maintenance Contract resolution.

Prepared by:



Marco Cruz
Chief Financial Officer

Submitted by:



Gustavo Becerra
Executive Director



REGIONAL HOUSING AUTHORITY

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

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www.RegionalHA.org

RESOLUTION NO. 23-1808

RESOLUTION APPROVING THE 2023-2025 FISCAL YEAR OPERATION AND MAINTENANCE CONTRACT BETWEEN THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE REGIONAL HOUSING AUTHORITY

CONTRACT 23-OMS-17852

WHEREAS, the California Department of Housing and Community Development has provided a 2-year Operation and Maintenance Contract, also known as the Standard Agreement 23-OMS-17852, for the fiscal years **2023-2025** for the Yuba City Migrant Center; and

WHEREAS, the Regional Housing Authority, acting through its Board of Commissioners, having the authority to enter into this contract, desires to approve this Operation and Maintenance Contract for the fiscal years ending **2023-2025** operation of the Yuba City Migrant Center.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Regional Housing Authority, hereby approves the Operation and Maintenance Contract 23-OMS-17852 in an amount **not to exceed \$1,373,110.00** and authorizes its Executive Director Gustavo Becerra or his designee to execute said contract, and any amendments to said contract, on behalf of the Regional Housing Authority.

PASSED AND ADOPTED this 16th day of August 2023, by the following votes:

AYES:

NAYS:

ABSTAINED:

ABSENT:

Manny Cardoza, Chairperson
Board of Commissioners

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

Date: August 16, 2023
To: Board of Commissioners
From: Marco Cruz, Chief Financial Officer

SUBJECT: Approval of Information Technology Vendor

Background:

Regional Housing Authority (RHA) contracts with an Information Technology (IT) company to manage and support its IT infrastructure. RHA does not employ its own IT personnel. RHA's five-year IT contract with Ceniom, Inc. is expiring at the end of September 2023. As required, RHA has posted a Request for Proposal (RFP) for IT companies to submit their qualifications to provide IT services to RHA.

IT Refresh:

Due to past budget constraints, RHA's current IT infrastructure has grown incrementally. Software and hardware are added as needed and there is no unifying plan tying all components together. With the benefit of budget constraints now in the past, RHA's staff feels that an "IT Refresh" is necessary to address the agency's present and future needs.

RHA contracted with two IT vendors to perform separate IT assessments of RHA's current state of software, hardware, and IT security. This information was made available to the RFP respondents. RHA staff will use the assessments and the IT contractor's expertise in planning out the full scope and timing of the IT Refresh. Staff expect the IT Refresh to begin late 2023 and continue through the end of 2025. As such, RHA's staff are looking for a highly qualified IT contractor to partner in this endeavor.

RFP Qualities:

Price

As the end state of RHA's IT infrastructure is unknown, price was a variable RFP factor. All respondents did their best to price according to the IT assessments but there was a wide range of software and hardware solutions that bids were based on. After speaking with the vendors' references, many of these companies will modify their services and IT solutions to fit within specific budgets. First year IT support ranged from \$76,917-\$108,975 compared to RHA's latest annual cost of \$74,961. Considering the variety of proposed solutions, RHA's staff feels that all vendors are within a comparable price range of each other.

Organizational Breadth and Experience

Preference was given to proposals demonstrating a broad depth of experience with similarly sized agencies. RHA's staff also looked for experience with large IT upgrades and the ability to work with clients and propose workable solutions. Vendors were also assessed on their ability to propose software workflow solutions.

Daily Support

Respondents were vetted on their response times to tickets. Only two respondents had routine local service staff. However, in our research, many IT vendors remotely support the client, sending in IT personnel only if necessary. We gave preference to vendors that supported similar sized entities in our local geographical area (Chico through Sacramento). References were contacted to assess vendor satisfaction.

Final Selection

RHA received 6 proposals. After thoroughly researching each proposal, staff has selected Matson & Isom Technology Consulting based in Chico, CA as the top RFP respondent. Matson and Isom has designed and maintained the RHA website for eleven years, has a significant experience in our local area, and their references gave excellent ratings.

Recommendation:

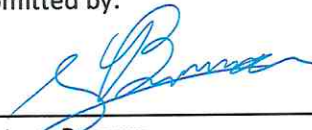
Staff recommends the Board of Commissioners approves Regional Housing Authority to negotiate and enter into a contract with Matson & Isom Technology Consulting. The contract length will be 3 years with two 1-year optional extensions.

Prepared by:



Marco Cruz
Chief Financial Officer

Submitted by:



Gustavo Becerra
Executive Director

**REGIONAL HOUSING AUTHORITY
STAFF REPORT**

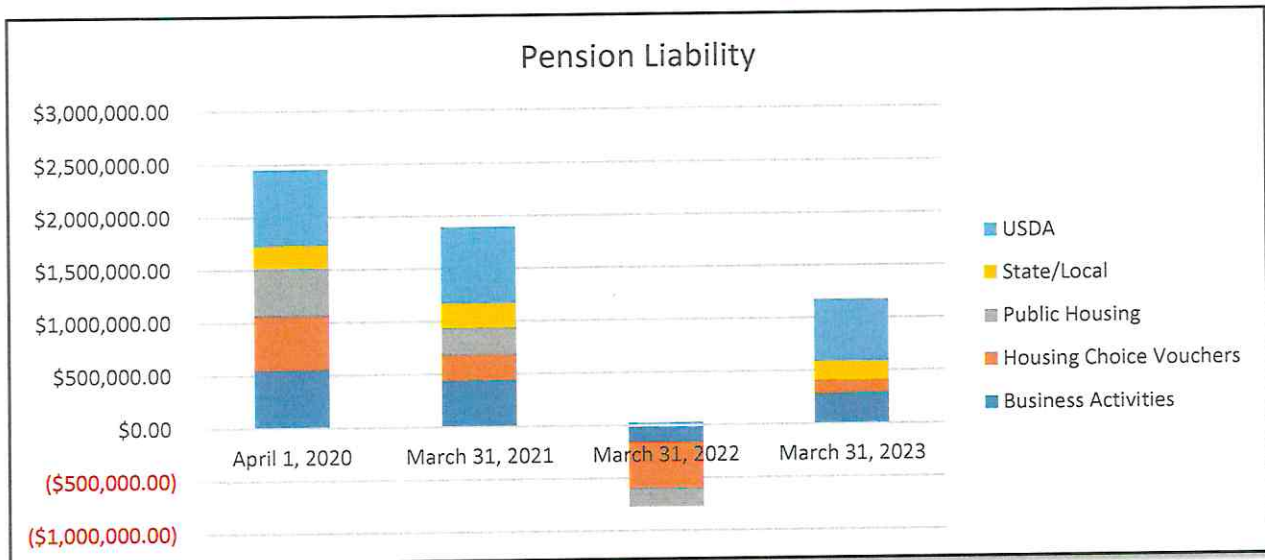
Date: August 16, 2023
To: Board of Commissioners
From: Marco Cruz – Chief Financial Officer
Subject: Financial Review
 Project Net Income April 1, 2023, to June 30, 2023

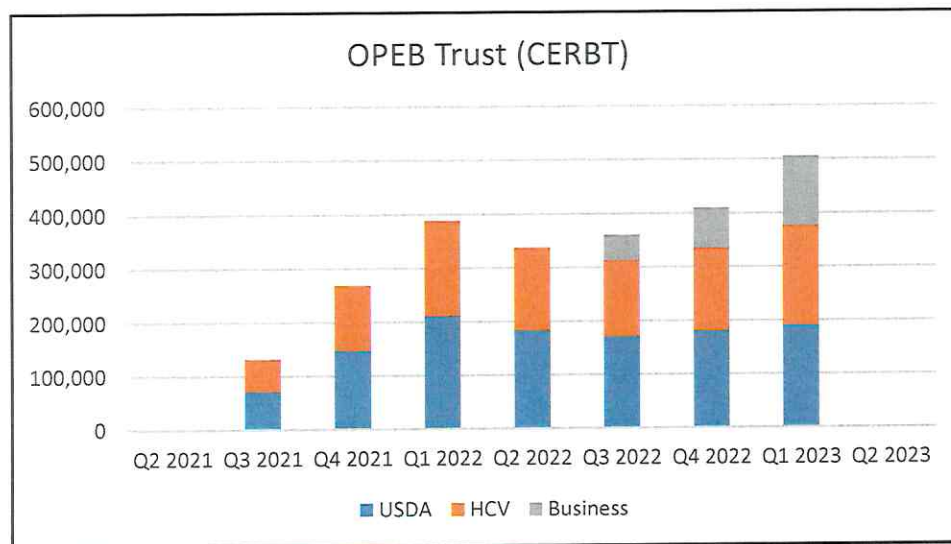
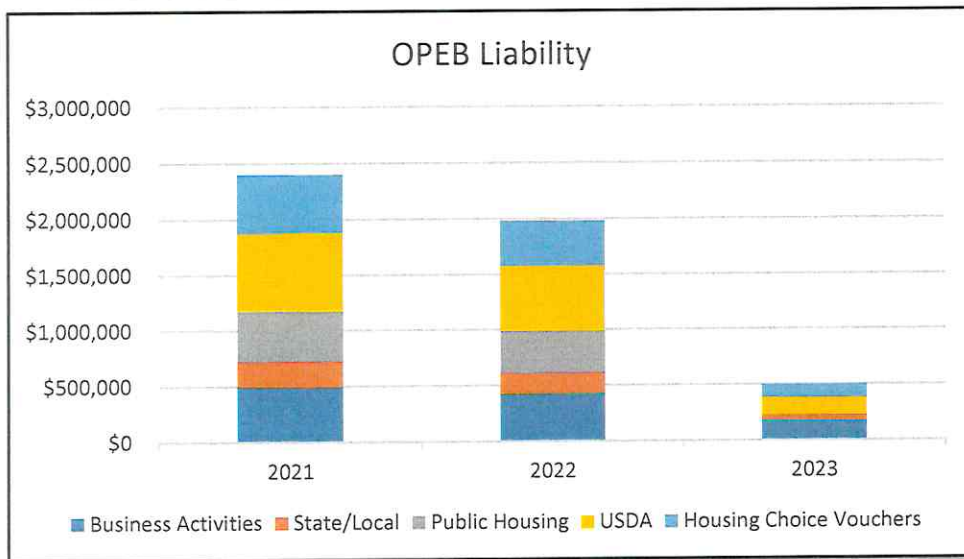
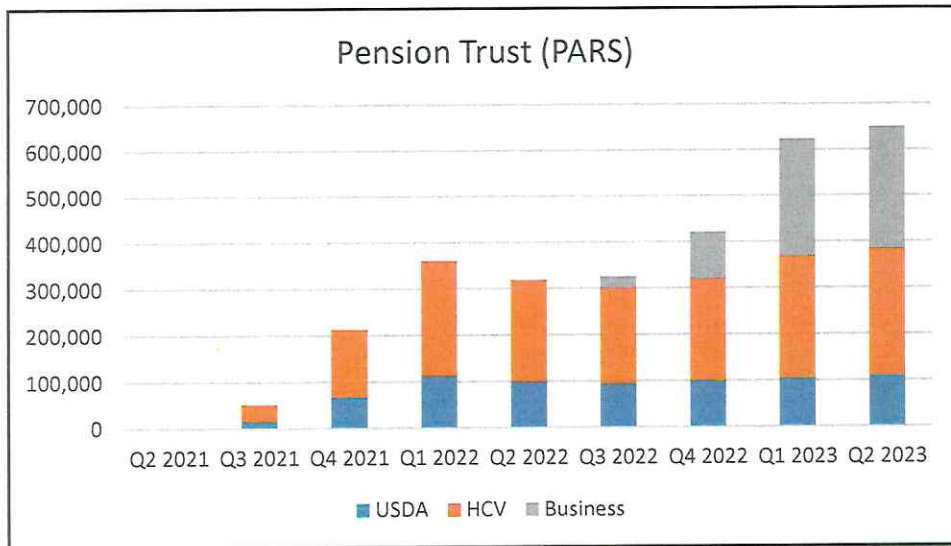
Pension/OPEB Liabilities

As of the most recent valuation, Regional Housing Authority (RHA) has a CalPERS pension liability of \$1,174,197. This balance includes the discount rate change to 6.8% and the -6.1% investment rate of return ending June 30, 2022. The liability increase exceeded staff’s expectations and highlights the higher volatility RHA will experience caused by its higher funding percentage. The liability was partially offset by the PARS pension trust.

RHA’s FYE 2023 actuarial valuation of its OPEB liability is \$502,411, a reduction of \$1,479,000 from its FYE 2022 balance. RHA has been significantly funding its OPEB trust which raised the actuarial discount rate and lowered the projected liability.

Since Q3 2021 RHA has funded both its OPEB trust with CalPERS and pension trust with PARS. Following general market trends, both funds saw a decrease in asset values in 2022, partially reversed by market trends in the first half of 2023. As of June 30, 2023, the PARS Pension Trust’s balance was \$650,478. Q2 2023 data is not yet available for RHA’s CERBT OPEB trust but as of March 31, 2023 the balance was \$505,832.





Business Activities

Business Activities (unrestricted funds) had a Net Income of \$1,555,455 vs \$62,085 budgeted. \$750,000 of revenues are restricted pass-through funds for the Rancho Colus project located in Colusa. All brick-and-mortar projects such as Kingwood Commons and Percy are positive Net Income against budget.

State/Local:

Neighborhood Stabilization has a net income of \$17,181 vs \$-30,662 budget. A November 2022 rent increase enabled this portfolio to cover its costs better than in prior years. In addition, administrative expenses are lower than expected. Homes 2 Families (H2F) has net income of \$619 vs -\$3,061 budgeted. Lower tenant revenues and higher administrative expenses were offset by lower general expenses.

RHA’s Permanent Supportive Services Housing portfolio has a net income of -\$2,096 vs \$10,536 budget. Due to a budget process change, the annual State of California subsidy for 814 F. St., Marysville project is still pending budget review.

Housing Choice Voucher:

HCV net income is -\$422,315 from April – June but as this is a calendar year program actual 2023 net income is \$132,698. HCV Admin had a net income of \$64,688 vs \$155,264 budgeted. Both revenues and expenses were higher due to a pass through of Emergency Housing Voucher service fees for landlord incentives. The Board approved Hands of Hope grant for the Cedar Lane PSH project caused general expenses to be over budget.

USDA:

USDA had a net income of \$108,264 vs -\$479,406 budgeted. Budgeted capital improvements are still pending causing a temporary positive variance in the amount of \$311,182. RHA’s staff successfully applied for a HUD Mark to Market rent adjustment, significantly improving rental revenues at Butte View Estates in Live Oak.

OMS (July 2022-December 2022)

OMS’s fiscal year is July-June. OMS had a net income of -\$154,384 vs -\$4,320 budgeted. Rental income is forwarded to OMS and they in turn reimburse operating and most of the overhead expenses. OMS also does not reimburse for accrued, non-cash expenses, such as pension liability increase expense.

Prepared by:

Submitted by:



Marco Cruz, Chief Financial Officer



Gustavo Becerra, Executive Director

Business Activities

Period = Apr 2023-Jun 2023

		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	983,493	948,609	34,884
3499-00-000	GRANT INCOME	250,000	0	150,000
3699-00-000	OTHER INCOME	1,229,812	53,435	1,176,377
3999-00-000	TOTAL INCOME	2,463,304	1,002,044	1,361,261
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	250,791	154,225	-96,566
4299-00-000	TENANT SERVICES EXPENSES	18,946	20,414	1,468
4399-00-000	UTILITY EXPENSES	95,213	38,661	-56,552
4499-00-000	MAINTENANCE EXPENSES	221,764	160,405	-61,360
4599-00-000	GENERAL EXPENSES	219,188	483,145	263,957
4899-00-000	FINANCING EXPENSES	101,947	83,109	-18,838
5999-00-000	NON-OPERATING ITEMS	0	0	0
8000-00-000	TOTAL EXPENSES	907,850	939,959	32,109
9000-00-000	NET INCOME	1,555,455	62,085	1,393,370

Neighborhood Stabilization Program

Period = Apr 2023-Jun 2023

		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	66,435	66,821	-386
3699-00-000	OTHER INCOME	9	6	3
3999-00-000	TOTAL INCOME	66,444	66,827	-384
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	13,677	18,150	4,473
4299-00-000	TENANT SERVICES EXPENSES	574	504	-70
4399-00-000	UTILITY EXPENSES	8,279	9,050	771
4499-00-000	MAINTENANCE EXPENSES	23,755	26,192	2,437
4599-00-000	GENERAL EXPENSES	2,978	20,340	17,362
5999-00-000	NON-OPERATING ITEMS	0	23,253	23,253
8000-00-000	TOTAL EXPENSES	49,263	97,489	48,226
9000-00-000	NET INCOME	17,181	-30,662	47,842

Homes 2 Families

Period = Apr 2023-Jun 2023

		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	18,644	22,395	-3,751
3699-00-000	OTHER INCOME	50	28	22
3999-00-000	TOTAL INCOME	18,694	22,424	-3,729
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	8,905	5,048	-3,857
4399-00-000	UTILITY EXPENSES	3,497	4,155	658
4499-00-000	MAINTENANCE EXPENSES	5,656	6,094	437
4599-00-000	GENERAL EXPENSES	16	10,188	10,172
8000-00-000	TOTAL EXPENSES	18,075	25,485	7,409
9000-00-000	NET INCOME	619	-3,061	3,680

Mental Health

Period = Apr 2023-Jun 2023

		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	23,872	22,053	1,819
3499-00-000	GRANT INCOME	0	20,839	-20,839
3699-00-000	OTHER INCOME	1	0	1
3999-00-000	TOTAL INCOME	23,873	42,892	-19,020
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	5,119	4,817	-302
4399-00-000	UTILITY EXPENSES	8,684	7,512	-1,172
4499-00-000	MAINTENANCE EXPENSES	9,096	8,265	-831
4599-00-000	GENERAL EXPENSES	3,069	5,924	2,855
5999-00-000	NON-OPERATING ITEMS	0	5,838	5,838
8000-00-000	TOTAL EXPENSES	25,969	32,356	6,387
9000-00-000	NET INCOME	-2,096	10,536	-12,633

Housing Choice Voucher (HAP)

Period = Apr 2023-Jun 2023

		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3499-00-000	GRANT INCOME	4,475,067	0	4,475,067
3699-00-000	OTHER INCOME	6,348	0	6,348
3999-00-000	TOTAL INCOME	4,481,415	0	4,481,415
4000-00-000	EXPENSES			
4799-00-000	HOUSING ASSISTANCE PAYMENTS	4,903,730	0	-4,903,730
8000-00-000	TOTAL EXPENSES	4,903,730	0	-4,903,730
9000-00-000	NET INCOME	-422,315	0	-422,315

HCV Admin & Other

Period = Apr 2023-Jun 2023

		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3499-00-000	GRANT INCOME	827,903	548,085	279,818
3699-00-000	OTHER INCOME	6,462	10,647	-4,185
3999-00-000	TOTAL INCOME	834,365	558,732	275,633
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	326,710	324,259	-2,451
4299-00-000	TENANT SERVICES EXPENSES	376,652	49,593	-327,059
4399-00-000	UTILITY EXPENSES	708	801	93
4499-00-000	MAINTENANCE EXPENSES	6,655	11,613	4,958
4599-00-000	GENERAL EXPENSES	58,953	17,202	-41,751
5999-00-000	NON-OPERATING ITEMS	0	0	0
8000-00-000	TOTAL EXPENSES	769,677	403,468	-366,209
9000-00-000	NET INCOME	64,688	155,264	-90,576

USDA

Period = Apr 2023-Jun 2023

		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	812,577	788,075	24,502
3699-00-000	OTHER INCOME	835	153	682
3999-00-000	TOTAL INCOME	813,412	788,228	25,184
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	141,826	145,111	3,285
4299-00-000	TENANT SERVICES EXPENSES	19,621	14,168	-5,453
4399-00-000	UTILITY EXPENSES	99,341	107,903	8,562
4499-00-000	MAINTENANCE EXPENSES	197,413	234,171	36,758
4599-00-000	GENERAL EXPENSES	156,265	344,457	188,192
4799-00-000	HOUSING ASSISTANCE PAYMENTS	76	33	-43
4899-00-000	FINANCING EXPENSES	90,608	90,609	1
5999-00-000	NON-OPERATING ITEMS	0	331,182	331,182
8000-00-000	TOTAL EXPENSES	705,149	1,267,634	562,485
9000-00-000	NET INCOME	108,264	-479,406	587,669

OMS

Period = Apr 2023-Jun 2023

		PTD Actual	PTD Budget	Variance
2999-99-999	Revenue & Expenses			
3000-00-000	INCOME			
3199-00-000	NET TENANT INCOME	0	-276	276
3499-00-000	GRANT INCOME	460,645	124,421	336,224
3699-00-000	OTHER INCOME	0	0	0
3999-00-000	TOTAL INCOME	460,645	124,145	336,500
4000-00-000	EXPENSES			
4199-00-000	ADMINISTRATIVE EXPENSES	250,803	25,933	-224,870
4299-00-000	TENANT SERVICES EXPENSES	39,797	16,660	-23,137
4399-00-000	UTILITY EXPENSES	131,570	39,435	-92,135
4499-00-000	MAINTENANCE EXPENSES	143,819	41,637	-102,182
4599-00-000	GENERAL EXPENSES	36,557	4,800	-31,757
5999-00-000	NON-OPERATING ITEMS	12,483	0	-12,483
8000-00-000	TOTAL EXPENSES	615,029	128,465	-486,564
9000-00-000	NET INCOME	-154,384	-4,320	-150,064