



# 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

September 14, 2022

TO: Chairperson Marc Boomgaarden  
Vice-Chairperson Manny Cardoza  
Commissioner Tony Kurlan  
Commissioner Dan Miller  
Commissioner Sue Hoek  
Commissioner Denise Conrado  
Commissioner Jeramy Chapdelaine  
Commissioner Bob Woten  
Commissioner Suzanne Gallaty  
Commissioner Kent Boes  
Commissioner Nicholas Micheli  
Commissioner Doug Lofton  
Commissioner John Loudon  
Commissioner Randy Fletcher  
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

September 21, 2022

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, September 21, 2022, 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  
September 21, 2022, 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:
1. Presentation from Ampla Health and Adventist Health pg. 1  
Gustavo Becerra, Executive Director  
Ashten Phillips, System Director, Adventist Health
  2. Family Self-Sufficiency Graduate Autumn Ness  
Josie Alcaraz, Family Self-Sufficiency Coordinator
  3. Recognition of Martha Lundgren  
Gustavo Becerra, Executive Director
- E. EXECUTIVE SESSION: May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
4. CLOSED SESSION: Pursuant to Section 54957.6 of the California Government Code  
Conference with Labor Negotiator  
Agency Negotiator: Patrick Clark
  5. CLOSED SESSION: Pursuant to Section 54957.6 of the California Government Code  
Conference with Labor Negotiator  
Agency Negotiator: Brant Bordsen

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.

6. Recommend Approval of Minutes – August 3, 2022 pg. 12
7. Recommend Establishing the Findings to Allow the Board to meet virtually if they elect to do so pg. 16
8. Resolution 22-1758 – Authorization to Close out the Low-Income Public Housing from U.S. Department of Housing and Urban Development (HUD) Through Annual Contributions Contract (ACC) Termination pg. 18
9. Resolution 22-1759 – Family Self-Sufficiency Graduate Autumn Ness pg. 19
10. Recommend Approval of Landscape Service Contract pg. 20
11. Resolution 22-1760 - Approval of Family Self-Sufficiency Action Plan pg. 23
12. Resolution 22-1761 – Approval of 2023 Payment Standards for the Housing Choice Voucher Program pg. 24
13. Resolution 22-1762 – Approval of Annual Utility Study and Allowance for the Housing Choice Voucher Program pg. 26
14. Resolution 22-1763 – Public Housing Collection Loss Write-Off pg. 42
15. Resolution 22-1764 – Homes2Families Collection Loss Write-Off pg. 44
16. Resolution 22-1765 – Rural Development Collection Loss Write-Off pg. 46
17. Resolution 22-1766 – Kingwood Commons Collection Loss Write-Off pg. 48

G. OLD BUSINESS: Discussion/Possible Action: NONE

H. NEW BUSINESS: Discussion/Possible Action:

18. Resolution 22-1767 – In Memory of Martha Lundgren  
Gustavo Becerra, Executive Director pg. 50
19. Authorization to Submit a Letter of Interest for Acquisition of  
Property Located at 1500 E Street, Williams, CA 95987  
Gustavo Becerra, Executive Director pg. 51

I. ADMINISTRATIVE REPORT:

20. Administrative Update

Gustavo Becerra, Executive Director

J. HOUSING COMMISSIONERS' COMMENTS:

K. NEXT MEETING: October 5, 2022

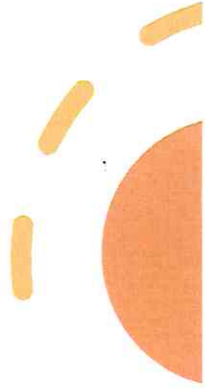
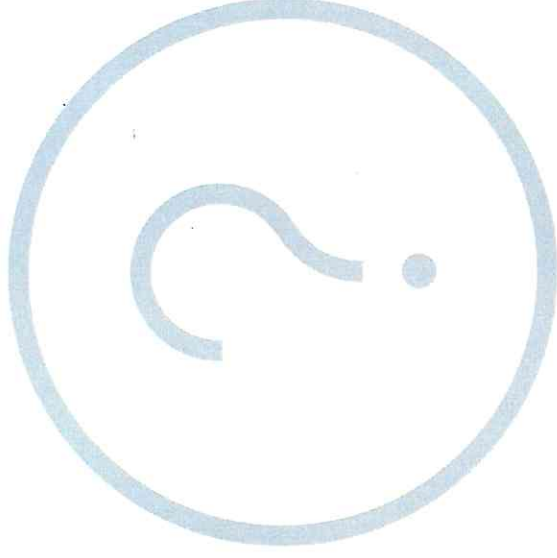
L. ADJOURNMENT IN MEMORY OF MARTHA LUNDGREN:

# The Ask

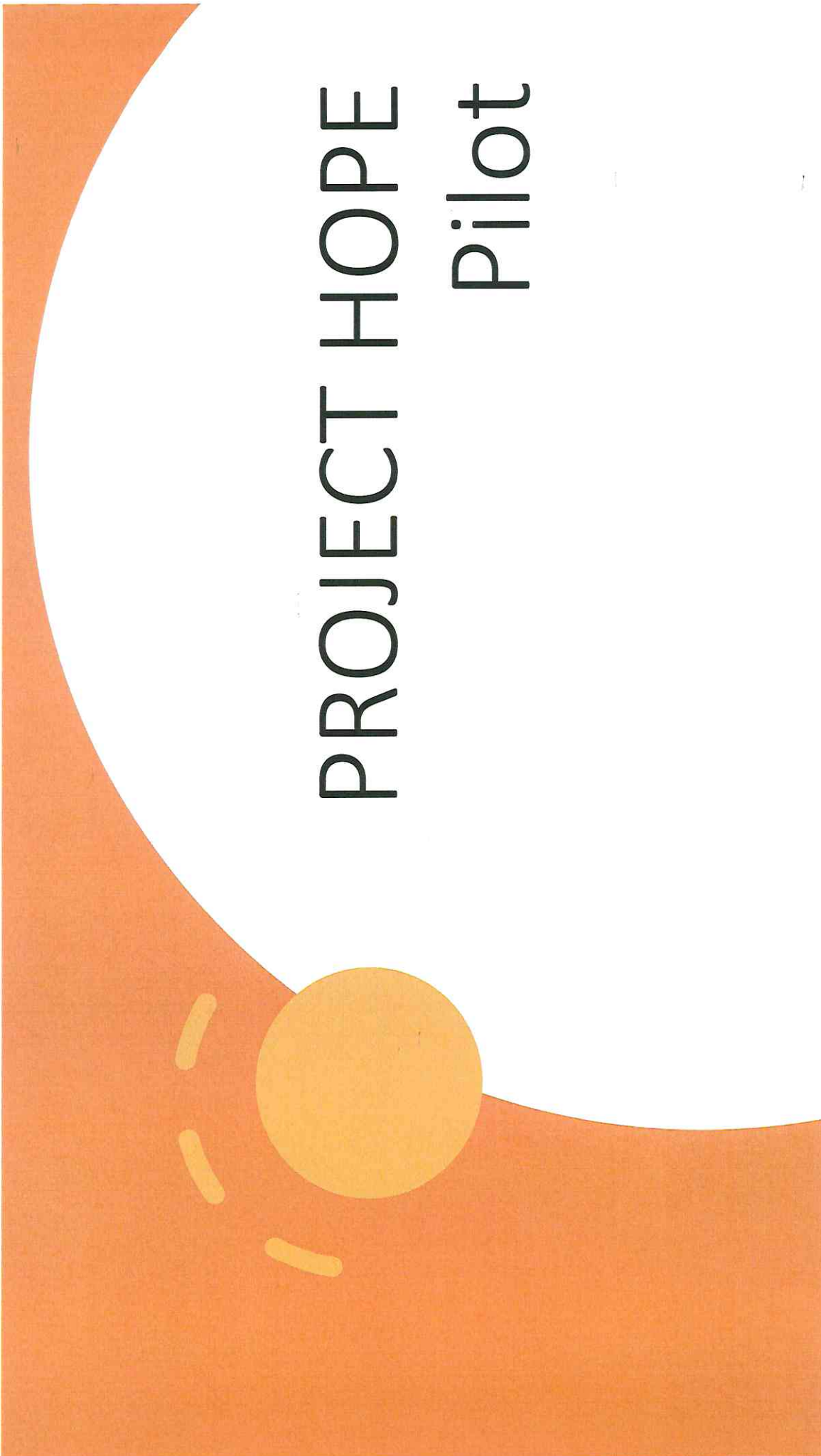
Adventist Health and Rideout is actively seeking a location to pilot a project that will provide a suite of medically necessary services to our most vulnerable populations in the Yuba and Sutter community. We are seeking a short-term location that is ADA accessible, can sustain multiple beds, along with providing space for staff to offer an array of wrap around supportive services.

This pilot project is a small-scale version of a larger scale community wide initiative being developed and lead by Adventist Health.

This pilot project has been made possible by an initial grant funded through Garamendi Earmark dollars and made sustainable through CalAIM

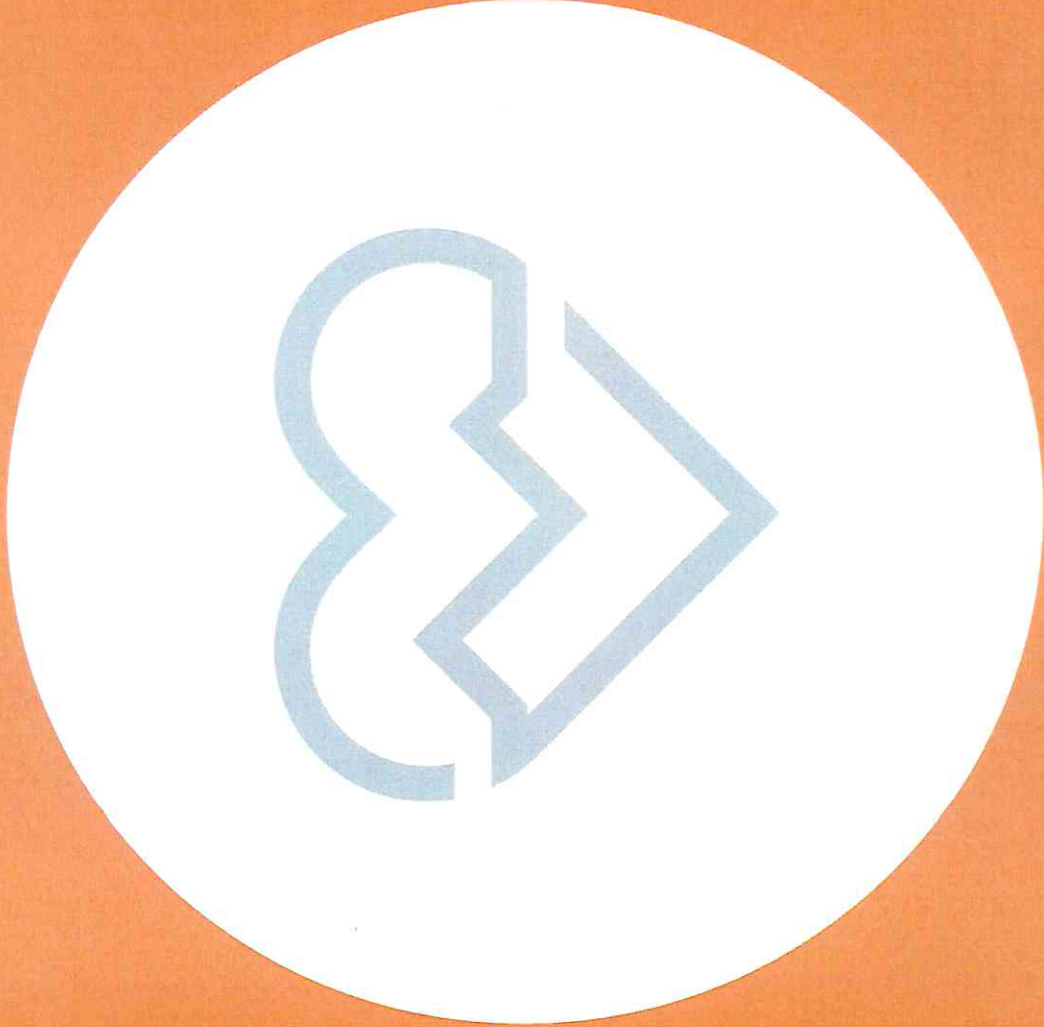


# PROJECT HOPE Pilot



Project Hope plans to exist to provide a safe and compassionate place for individuals in medical need to find relief, recuperation and restoration.

We will do this by offering a comprehensive suite of direct and wrap-around services including safe sobering, medical recuperation, short-term post-hospital housing, housing navigation and Medically Tailored Meals.



Safe Sobering

Medical Recuperative Care

Proposed Services

Short Term Post Hospitalization  
Housing

Wrap Around Support Services



# SAFE SOBERING

- **Sobering Centers** are alternative destinations for individuals who are found to be publicly intoxicated (due to alcohol and/or other drugs) and would otherwise be transported to the emergency department or jail.
  - Medical Triage, Lab Testing, Treatment for Nausea, Wound Care
  - Temporary Bed
  - Rehydration and Food
  - Substance Use Education & Counseling
- **Eligibility**
  - 18+, Intoxicated but Conscious, cooperative, able to walk, nonviolent, and free from any medical distress
- **Restrictions / Limitations**
  - LESS THAN 24 HOURS

# MEDICAL RECUPERATIVE CARE

- **Recuperative Care** is short-term residential care for individuals who no longer require hospitalization but still need to heal from an injury or illness (including behavioral health conditions)
  - Interim Housing (90 Day)
  - Monitoring of Medical or BH condition
  - Short Term Assistance with ADLs & IADLs
  - Case Management / Connection to Services
- **Restrictions / Limitations**
  - Allowable if necessary to achieve or maintain medical stability and prevent hospital admission or readmission, which may require behavioral health interventions
  - Not more than 90 days in continuous duration

# SHORT-TERM POST- HOSPITALIZATION HOUSING

- **Short-Term Post-Hospitalization Housing** provides Members who do not have a residence and who have high medical or behavioral health needs with the opportunity to continue their recovery immediately after exiting an inpatient hospital.
  - Gaining (or regaining) the ability to perform activities of daily living
  - Receiving necessary medical/psychiatric/substance use disorder care
  - Case Management / Housing Navigation
- **Eligibility** - Various eligibility criteria, but primarily includes individuals exiting various facilities with health conditions
- **Restrictions / Limitations**
  - Available once in an individual's lifetime and are not to exceed a duration of six (6) months



# WRAP AROUND SUPPORT SERVICES

- **Housing Transition Navigation Services**
  - Assist Members with obtaining housing
  - Restrictions / Limitations - must be identified as reasonable and necessary in the individual's individualized housing support plan.
- **Medically Tailored Meals**
  - Meals tailored to meet the medical needs of the patients
- **Enhanced Care Management**
  - ECM is a whole-person, interdisciplinary approach to care that addresses the clinical and non-clinical needs of Members with the most complex medical and social needs through systematic coordination of services and comprehensive care management that is community based, interdisciplinary, high touch and person centered.



# STAFFING PLAN

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Program Manager

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Nursing

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Front Office

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CNA – Day & Night Shift

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Case Management

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Social Work

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Peer Support Navigator

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Dietitian / Cook

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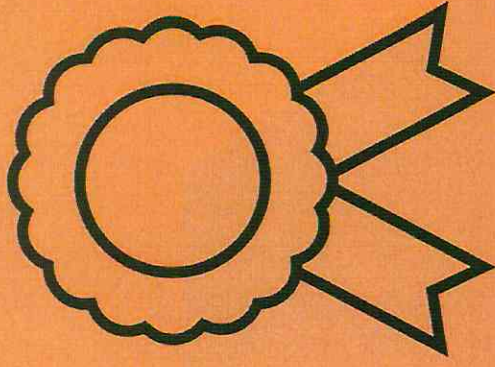
Housing Navigator

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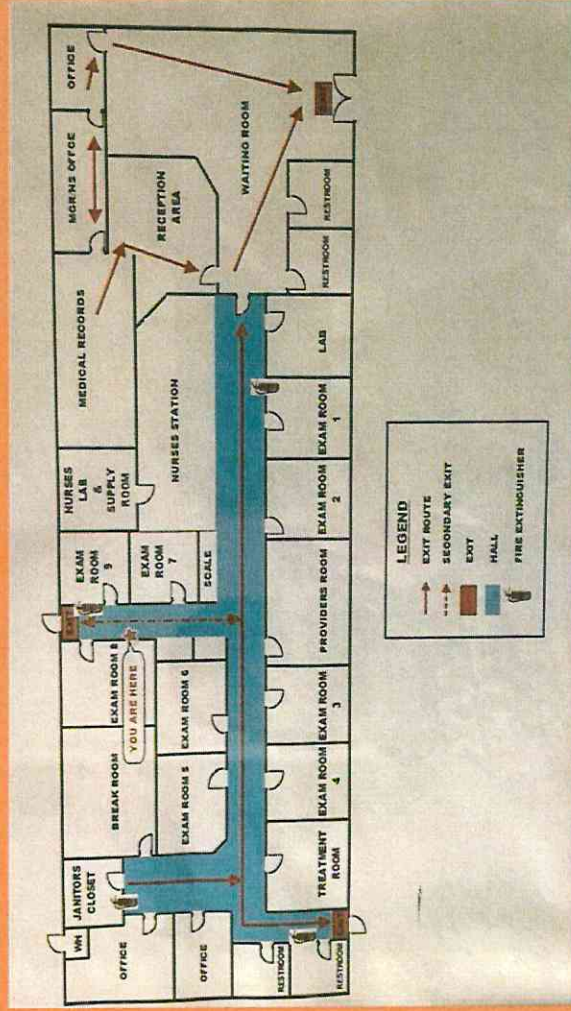
Security

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# 334 Samuel Dr YC is the PERFECT Location



- ADA Accessible
- Room for staff
- Square footage meets the need
- Minor renovations to fit the need





THANK YOU

QUESTIONS – COMMENTS

REGIONAL HOUSING AUTHORITY  
Minutes  
Regular Board Meeting  
August 3, 2022

ITEM NO. A - CALL TO ORDER:

Chairperson Marc Boomgaarden called the meeting to order.

ITEM NO. A - ROLL CALL:

Chairperson Marc Boomgaarden, Vice-Chairperson Manny Cardoza, Commissioners Dan Miller, Denise Conrado, Jeremy Chapdelaine, Kent Boes, Randy Fletcher, John Loudon, Suzanne Gallaty, and Tony Kurlan were present. Commissioner Bob Woten arrived later in the meeting. Commissioners Doug Lofton, Sue Hoek, and Nicholas Micheli were absent. Legal Counsel Brant Bordsen was also present.

ITEM NO. B. – PLEDGE OF ALLEGIANCE:

Commissioner Fletcher led the pledge of allegiance.

ITEM NO. C. – PUBLIC PARTICIPATION: NONE

ITEM NO. D – EXECUTIVE SESSION: NONE

ITEM NO. E. – AWARDS AND PRESENTATIONS: NONE

ITEM NO. F.1-6. - CONSENT CALENDAR:

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

Vote: Ayes: Chairperson Marc Boomgaarden, Vice-Chairperson Manny Cardoza, Commissioners Jeremy Chapdelaine, Dan Miller, Denise Conrado, Kent Boes, Randy Fletcher, Tony Kurlan, John Loudon, and, Suzanne Gallaty,

Nays: None

Abstain: None

Absent: Commissioners Bob Woten, Sue Hoek, Doug Lofton and Nicholas Micheli

ITEM NO. G.- OLD BUSINESS: NONE



ITEM NO. H.6. – RESOLUTION 22-1757 – A RESOLUTION OF THE GOVERNING BODY OF REGIONAL HOUSING AUTHORITY SUPPORTING THE APPLICATION OF PACIFIC WEST COMMUNITIES, INC. FOR THE LOCAL GOVERNMENT MATCHING GRANT PROGRAM AND APPROVING PACIFIC CREST COMMONS BUDGET FOR THE LOCAL GOVERNMENT MATCHING GRANTS PROGRAM FOR THE PACIFIC CREST COMMONS IN TRUCKEE, CA:

Executive Director Gustavo Becerra explained staff is working on a project in Truckee that will consist of 51 multi-family units in the old CHP building. He said the town of Truckee has committed \$1 million to the project and a \$1 million award from the Martis Fund was also received. Mr. Becerra said staff applied for \$5 million through the Local Government Matching Grant that the State of California has and was awarded the funds. He mentioned staff will be submitting a Tax-Credit application next week as well.

Commissioner Fletcher made a motion to approve Resolution 22-1757 - A Resolution of the Governing Body of Regional Housing Authority Supporting the Application of Pacific West Communities, Inc. for the Local Government Matching Grants Program and Approving Pacific Crest Commons Budget for the Local Government Matching Grants Program for the Pacific Crest Commons in Truckee, CA. Commissioner Gallaty made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Marc Boomgaarden, Vice-Chairperson Manny Cardoza, Commissioners Jeremy Chapdelaine, Dan Miller, Denise Conrado, Kent Boes, Randy Fletcher, Tony Kurlan, John Loudon, Bob Woten, and, Suzanne Gallaty,

Nays: None

Abstain: None

Absent: Commissioners Sue Hoek, Doug Lofton, and Nicholas Micheli

ITEM NO. I.7. – RHA OWNED/MANAGED PROPERTIES OCCUPANCY/ELIGIBILITY UPDATE:

Mr. Becerra said occupancy continues to be strong. He said when there are vacancies, there are waiting lists to fill them right away.

ITEM NO. I.8. – MAINTENANCE UPDATE:

Operations Manager Tom Goodwin said this quarter there were 65 vacancies which is much higher than the average of 27 to 35. He said many of the vacancies were within the Richland Rural Development due to families being in units they were no longer qualified for due to occupancy standards. Mr. Goodwin said the work order numbers were also up for this quarter. He explained inspections were compounded into a shorter timeframe in order to accommodate staff absences due to planned vacations. Mr. Goodwin said staff did not have any overtime nor was there any burn out with the increase in vacancies and work orders.

ITEM NO. I.9. – FINANCE UPDATE:

Mr. Becerra said the first quarter of the fiscal year started out very strong. He said the insurance payments are now being paid in full instead of being spread out over the year. Mr. Becerra explained Public Housing is overbudget due to converting those units from Public Housing units to unrestricted units. He mentioned that when Public Housing is converted, there can be no HUD funds left when the conversion is complete. Mr. Becerra said the recording took place on Monday and staff is working on the closeout items.

Mr. Becerra stated the PERS unfunded liability is at the lowest it has ever been, but the July annual payment was the largest it has ever been. He said PERS rates will be going up over the next decade.

ITEM NO. I.10. – PLANNING AND COMMUNITY DEVELOPMENT UPDATE:

Mr. Becerra mentioned the Migrant Farmworker housing rehab project should begin in September. He stated the plans have been approved by the city. Mr. Becerra said some of the improvements will include ASA upgrades, roofing, asphalt, and sidewalk improvements.

Mr. Becerra said staff is working on three tax-credit applications which will be submitted next week. He said the Wheatland project is getting started. Mr. Becerra said the Plumas Lake project was awarded tax-credits. He said the closing should be in mid-December and start construction soon after.

Mr. Becerra stated the new maintenance building is almost complete but there are some ADA items that are still pending.

ITEM NO. I.11. – ADMINISTRATIVE UPDATE:

Mr. Becerra stated National Night Out activities took place at two properties, Richland campus and Kingwood Commons, last night.

ITEM NO. J - HOUSING COMMISSIONERS' COMMENTS:

Commissioner Woten thanked Mr. Becerra and staff for always being on top of everything.

Commissioner Fletcher thanked Mr. Becerra for doing a great job and always being on top of everything. He said he would like to see some affordable housing in Brownsville.

Commissioner Kurlan asked if the water restrictions were affecting any of the Housing Authority properties. Mr. Becerra said the grass is crispy at a few properties. He mentioned the Richland complex is on a well but is still trying to comply with the restrictions.

Commissioner Chapdelaine stated National Night Out in Live Oak was a great event with good attendance.

Vice- Chairperson Cardoza said the landscaping on Garden Highway looks very nice. Mr. Becerra said all the credit goes to Mr. Goodwin for his vision and follow through.

Chairperson Boomgaarden thanked Mr. Becerra and staff for their hard work. He also mentioned he had a meeting with the Department of Food and Ag Commissioner and said there are a lot of programs out there, but people just do not know how to access them.

ITEM NO. K – NEXT MEETING: August 17, 2022

ITEM NO. L - ADJOURNMENT: The meeting was adjourned at 12:55 PM.

**REGIONAL HOUSING AUTHORITY**

**STAFF REPORT**

**Date:** September 21, 2022  
**To:** Board of Commissioners  
**From:** Jennifer Ruiz, Executive Assistant/HR Coordinator

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**SUBJECT:** Ability to Hold Board Meetings Virtually as per AB361  
**RECOMMENDATION:** Establish the Findings to Allow the Board to meet virtually if they elect to do so  
**FISCAL IMPACT:** N/A

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**Background**

On September 16, 2021, Governor Gavin Newsom signed AB 361 which will go into effect October 1, 2021. AB 361 extends the COVID-19 rules for conducting virtual or teleconference meetings under the Brown Act. In order to utilize the provisions of AB 361, a meeting must be held during a proclaimed state of emergency in which state or local officials have imposed or recommended measures to promote social distancing. The legislative body of the local agency must determine, by majority vote, that meeting in person would present imminent risks to health or safety of attendees.

If a proclaimed state of emergency still exists and the local agency wishes to continue to hold meetings in compliance with AB 361, the following must be done:


1. Within 30 days of the initial virtual or teleconference meeting, make the following findings by majority vote:
  - a. The agency has reconsidered the circumstances of the state of emergency, and
  - b. It either continues to directly impact the ability of members to meet safely in person, or state or local officials continue to impose or recommend measures to promote social distancing
2. Make the same findings by majority vote every 30 days thereafter.

**Recommendation**

It is recommended that the Board of Commissioners of Regional Housing Authority establish the findings to allow the Board to meeting virtually if they elect to do so as per AB 361.

Prepared by:

Submitted by:

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

  
\_\_\_\_\_  
Gustavo Becerra  
Executive Director



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## RESOLUTION 22-1758

### **A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY HEREBY AUTHORIZES THE CLOSEOUT OF LOW-INCOME PUBLIC HOUSING FROM THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) THROUGH THE ANNUAL CONTRIBUTIONS CONTRACT (ACC) TERMINATION**

WHEREAS, the Regional Housing Authority, a Public Housing Authority, has submitted form HUD-52860 to the U.S. Department of Housing and Urban Development requesting removal of four non-dwelling buildings;

WHEREAS, the Regional Housing Authority has complied with all applicable closeout requirements outlined by PIH Notice 2019-13, the ACC, the 1937 Act, and 2 CFR Part 200 to the best of the Board's knowledge and is supported by legal counsel's opinion;

WHEREAS, the Regional Housing Authority, retains no real or personal Low-Income Public Housing property;

WHEREAS, the Regional Housing Authority, has no outstanding litigation claims, audits, debt obligations or civil rights matters;

WHEREAS, the Regional Housing Authority consulted with necessary public officials per 24 CFR 972.227(b);

WHEREAS, the Regional Housing Authority has adequate assurances in place to ensure compliance with prior HUD approvals;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Regional Housing Authority that it does hereby approve the closeout of Low-Income Public Housing, on this 21<sup>st</sup> day of September, 2022.

FURTHER, BE IT RESOLVED that the Executive Director is hereby authorized and directed to execute all documents, provide certifications and submit to HUD all documents needed to complete this action.

This Resolution was approved at the regular meeting of the Board of Commissioners this 21<sup>st</sup> day of September 2022.

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: \_\_\_\_\_

Chairperson, Marc Boomgaarden



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## RESOLUTION 22-1759

### A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY EXPRESSING RECOGNITION OF THE ACHIEVEMENTS OF AUTUMN NESS

**WHEREAS**, the Regional Housing Authority encourages Housing Choice Voucher participants to enroll in the Family Self-Sufficiency (FSS) Program; and

**WHEREAS**, Autumn Ness started in this program on 11/01/2016 and set goals for herself to become independent of government assistance; and happy.

**WHEREAS**, Autumn Ness met her goals by 09/01/2022 and received sufficient earned income to generate an escrow account in the amount of \$25,200.31; and

**WHEREAS**, Autumn Ness has now “graduated” from the FSS program;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Regional Housing Authority congratulates Autumn Ness for her determination to progress to a life that is independent of government assistance and conveys their best wishes for success in all his future endeavors.

**This Resolution was approved at the regular meeting of the Board of Commissioners, this 18th day of May.**

AYES:

NAYS:

ABSTAINED:

ABSENT:

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**Chairperson Marc Boomgaarden**



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## STAFF REPORT

**Date:** September 21, 2022  
**To:** Board of Commissioners  
**From:** Tom Goodwin, Operations Manager

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**SUBJECT:** Landscape Services Contract  
**RECOMMENDATION:** Approve a five-year contract, with an optional 1-year extension  
**FISCAL IMPACT:** \$207,300.00 per year

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**Overview** – Every three to five years, the Regional Housing Authority (“RHA”) issues a Request for Proposals (“RFP”) for contracted services, among them are Landscape Services. Staff sent out 16 packets to potential contractors, which included a letter that directed them to RHA’s website where the contract could be downloaded, and the RFP. Staff received two “return to sender” notifications.

Staff conducted a mandatory meeting where two potential/eligible contractors signed-in, of the four contractors that turned in a bid. Botanica Landscapes is the current company under contract for RHA landscaping services.

**\*\*Botanica Landscapes, (Yuba City, CA)**

FYE 2023 – \$207,300  
FYE 2024 – \$207,300  
FYE 2025 – \$207,300  
FYE 2026 – \$207,300  
FYE 2026 – \$207,300  
Total – \$1,036,500

**See attached sheet for breakdown of contractors and pricing.**

**RECOMMENDATION:**

Based on Botanica Landscape’s proposed bid pricing, experience, availability of staff for landscaping services for Regional Housing Authority’s properties, both owned and managed, staff recommends that the Board of Commissioners of Regional Housing Authority, approve the selection of Botanica Landscapes for a five-year contract with a potential for a one-year extension, and authorize the Executive Director to execute all required documentation.





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Prepared by:

Submitted by:

*Tom Goodwin*

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Tom Goodwin, Operations Manager

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Gustavo Becerra, Executive Director

# LANDSCAPING BIDS

LOCATION	BID AMOUNT		I.C.E.
	Botanica	Rojas	
<b>Richland Public Housing</b>		\$882.00	
456 GH to 474 GH	\$350.00	"	\$300.00
476 A to N Complex	\$900.00	"	\$800.00
<b>LC-35</b>			
Soccer Field	\$750.00	\$772.00	\$1,500.00
<b>USDA (RD)</b>		\$6,031.00	\$8,000.00
288/294 Samuel Dr, 352/368 Bernard Dr	\$2,500.00	"	
253/257/363/367/380 McKeehan Dr, 400/420 Miles Ave	\$6,500.00	"	
<b>Percy Ave. Apt</b>			
430 Percy Ave	\$180.00	\$245.00	\$250.00
<b>Town Center Apt.</b>		\$869.00	
506 Plumas St	\$375.00	"	\$550.00
553 Heiken/556-554 Yolo	\$240.00	"	\$140.00
<b>Office of Migrant Services</b>			
479 Bernard Dr	\$1,205.00	\$1,612.00	\$1,450.00
<b>Butte View Estates</b>			
9400 Larkin RD	\$725.00	\$1,334.00	\$1,000.00
<b>Centennial Arms Apt</b>			
9829 N. St	\$350.00	\$491.00	\$400.00
<b>Date Street Senior Village</b>			
2750 Date St.	\$2,200.00	\$2,953.00	\$2,500.00
<b>River City Manor</b>			
655 Joann Way	\$550.00	\$1,149.00	\$750.00
<b>Kingwood Commons</b>			
1340 Gray Ave	\$450.00	\$1,296.00	\$650.00
<b>TOTAL MONTHLY CHARGES</b>	<b>\$17,275.00</b>	<b>\$17,634.00</b>	<b>\$18,290.00</b>



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## RESOLUTION 22-1760

### A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY ADOPTION OF THE FAMILY SELF SUFFICIENCY ACTION PLAN

**WHEREAS**, the Regional Housing Authority (RHA) administers a Family Self Sufficiency program for Housing Choice Voucher participants; and

**WHEREAS**, federal regulations require RHA to review and update the Action Plan for the Family Self Sufficiency (FSS) program; and

**WHEREAS**, the proposed 2022-2023 edition of the FSS Action Plan must be submitted to HUD by September 30, 2022;

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

1. The Board finds that RHA needs to adopt an updated Action Plan this year.
2. A copy of the Action Plan is posted online at [www.regionalha.org](http://www.regionalha.org).
3. The FSS Action Plan, is hereby adopted for use by RHA and is effective 10/1/2022.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on September 21, 2022, by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

(SEAL)

ATTEST: \_\_\_\_\_

Marc Boomgaarden, Chairperson



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## RESOLUTION 22-1761

### A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY APPROVAL OF THE 2023 PAYMENT STANDARD-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 (HUD) allows Public Housing Authorities to establish a payment standard of 90-110% of Housing Choice Voucher Fair Market Rents (FMR); and

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

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

1. The Regional Housing Authority has conducted a review of the Sutter, Nevada, Colusa, and Yuba County's Housing Choice Voucher Program Payment Standards.
2. The Regional Housing Authority wishes to establish the payment standard at 100% of HUD's published Fair Market Rent for Yuba, Sutter, Colusa and Nevada Counties.
3. The Regional Housing Authority has properly calculated the Housing Choice Voucher Payment Standard based on the HUD approved Fair Market Rents for Sutter, Nevada, Yuba and Colusa Counties.
4. New payment standards will be implemented effective November 1, 2022, which are as follows:

**Payment Standard Table on following page:**



# 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

## Payment Standard Historical Tracking

County/Year	Bedroom				
	0	1	2	3	4
<b>Sutter 2023</b>					
FMR	\$1,003	\$1,010	\$1,288	\$1,830	\$2,194
2023 PMT STANDARD	\$1,003	\$1,010	\$1,288	\$1,830	\$2,194
<b>Nevada 2023</b>					
FMR	\$1,047	\$1,054	\$1,387	\$1,971	\$2,257
2023 PMT STANDARD	\$1,047	\$1,054	\$1,387	\$1,971	\$2,257
<b>Colusa 2023</b>					
FMR	\$741	\$746	\$982	\$1,341	\$1,356
2023 PMT STANDARD	\$741	\$746	\$982	\$1,341	\$1,356
<b>Yuba 2023</b>					
FMR	\$1,003	\$1,010	\$1,288	\$1,830	\$2,194
2023 PMT STANDARD	\$1,003	\$1,010	\$1,288	\$1,830	\$2,194

This Resolution was approved at the Regular Meeting of the Board of Commissioners on September 21, 2022 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: \_\_\_\_\_

Marc Boomgaarden, Chairperson

(SEAL)



# REGIONAL HOUSING AUTHORITY

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www.RegionalHA.org

## RESOLUTION 22-1762

### 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 jurisdictions; 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 cost of tenant provided utilities.
3. New utility allowances per the study should be implemented effective November 1, 2022, which are attached.

This Resolution was approved at the Regular Meeting of the Board of Commissioners on September 21, 2022, by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

(SEAL)

ATTEST: \_\_\_\_\_  
Marc Boomgaarden, 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. 25577-0169  
exp.7/31/2022

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

Date (mm/dd/yyyy): 11/1/2022

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Apartment</b>					
Utility or Service: <b>Nevada County</b>		<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
		Monthly Dollar Allowances					
<b>Heating</b>							
a. Natural Gas		\$30.00	\$36.00	\$41.00	\$45.00	\$49.00	\$53.00
b. Bottle Gas/Propane		\$47.00	\$60.00	\$66.00	\$73.00	\$79.00	\$85.00
c. Electric		\$30.00	\$35.00	\$45.00	\$55.00	\$64.00	\$74.00
d. Electric Heat Pump		\$26.00	\$31.00	\$37.00	\$41.00	\$45.00	\$50.00
e. Oil							
<b>Cooking</b>							
a. Natural Gas		\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane		\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric		\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>							
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>		\$42.00	\$51.00	\$73.00	\$96.00	\$118.00	\$146.00
Air Conditioning		\$17.00	\$20.00	\$28.00	\$36.00	\$43.00	\$51.00
Evaporative Cooling		\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$16.00
<b>Water Heating</b>							
a. Natural Gas		\$13.00	\$15.00	\$21.00	\$30.00	\$36.00	\$43.00
b. Bottle Gas/Propane		\$22.00	\$25.00	\$35.00	\$47.00	\$60.00	\$70.00
c. Electric		\$30.00	\$35.00	\$45.00	\$55.00	\$65.00	\$74.00
d. Oil							
<b>Water, Sewer, Trash Collection</b>							
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> )		\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>							
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>							
Natural Gas Charge \$-3.99 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost			
To be used by the family to compute allowance. <i>Complete below for the actual unit rented</i>		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
Address of Unit		Water Heating		\$			
		Water		\$			
Number of Bedrooms		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
		Other		\$			
		Total		\$			



# 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. 25577-0169  
exp.7/31/2022

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

Date (mm/dd/yyyy): 11/1/2022

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Row House/Townhouse/Semi-Detached/Duplex</b>				
Utility or Service: <b>Nevada County</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas	\$41.00	\$49.00	\$53.00	\$60.00	\$64.00	\$70.00
b. Bottle Gas/Propane	\$66.00	\$79.00	\$85.00	\$98.00	\$104.00	\$114.00
c. Electric	\$44.00	\$52.00	\$64.00	\$76.00	\$87.00	\$99.00
d. Electric Heat Pump	\$32.00	\$37.00	\$44.00	\$50.00	\$55.00	\$61.00
e. Oil						
<b>Cooking</b>						
a. Natural Gas	\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric	\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$55.00	\$66.00	\$94.00	\$124.00	\$159.00	\$195.00
Air Conditioning	\$17.00	\$20.00	\$34.00	\$48.00	\$62.00	\$76.00
Evaporative Cooling	\$5.00	\$6.00	\$11.00	\$15.00	\$19.00	\$24.00
<b>Water Heating</b>						
a. Natural Gas	\$17.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
b. Bottle Gas/Propane	\$28.00	\$32.00	\$44.00	\$60.00	\$73.00	\$85.00
c. Electric	\$38.00	\$44.00	\$56.00	\$69.00	\$81.00	\$93.00
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
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> )	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit <i>rented</i> Name of Family  Address of Unit  Number of Bedrooms		Heating		\$		
		Cooking		\$		
		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
		Total		\$		





# Utility Allowance Schedule

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

OMB Approval  
No. 25577-0169  
exp.7/31/2022

See Public Reporting and Instructions on back.

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

Date (mm/dd/yyyy): 11/1/2022

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Detached House/Mobile Home</b>				
Utility or Service: <b>Nevada County</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas	\$45.00	\$51.00	\$58.00	\$64.00	\$70.00	\$77.00
b. Bottle Gas/Propane	\$73.00	\$82.00	\$92.00	\$104.00	\$114.00	\$123.00
c. Electric	\$63.00	\$75.00	\$85.00	\$96.00	\$109.00	\$123.00
d. Electric Heat Pump	\$37.00	\$44.00	\$52.00	\$58.00	\$65.00	\$71.00
e. Oil						
<b>Cooking</b>						
a. Natural Gas	\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric	\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$65.00	\$78.00	\$110.00	\$150.00	\$191.00	\$233.00
Air Conditioning	\$13.00	\$15.00	\$35.00	\$54.00	\$74.00	\$93.00
Evaporative Cooling	\$4.00	\$5.00	\$11.00	\$17.00	\$23.00	\$29.00
<b>Water Heating</b>						
a. Natural Gas	\$17.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
b. Bottle Gas/Propane	\$28.00	\$32.00	\$44.00	\$60.00	\$73.00	\$85.00
c. Electric	\$38.00	\$44.00	\$56.00	\$69.00	\$81.00	\$93.00
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
Water ( <i>Grass Valley</i> )	\$40.00	\$40.00	\$46.00	\$51.00	\$57.00	\$63.00
Sewer ( <i>Grass Valley</i> )	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
Trash Collection ( <i>Recology</i> )	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>				Utility or Service		per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$
				Cooking		\$
Name of Family				Other Electric		\$
				Air Conditioning		\$
				Water Heating		\$
				Water		\$
				Sewer		\$
Address of Unit				Trash Collection		\$
				Range / Microwave		\$
				Refrigerator		\$
				Other		\$
Number of Bedrooms				Other		\$
				<b>Total</b>		<b>\$</b>



# Utility Allowance Schedule

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

OMB Approval  
No. 25577-0169  
exp.7/31/2022

See Public Reporting and Instructions on back.

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

Date (11/01/2022):

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Apartment</b>					
Utility or Service: <b>Colusa County</b>		<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
		Monthly Dollar Allowances					
<b>Heating</b>							
a. Natural Gas		\$30.00	\$36.00	\$41.00	\$45.00	\$49.00	\$53.00
b. Bottle Gas/Propane		\$47.00	\$60.00	\$66.00	\$73.00	\$79.00	\$85.00
c. Electric		\$30.00	\$35.00	\$45.00	\$55.00	\$64.00	\$74.00
d. Electric Heat Pump		\$26.00	\$31.00	\$37.00	\$41.00	\$45.00	\$50.00
e. Oil							
<b>Cooking</b>							
a. Natural Gas		\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane		\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric		\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>							
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>		\$42.00	\$51.00	\$73.00	\$96.00	\$118.00	\$146.00
Air Conditioning		\$17.00	\$20.00	\$28.00	\$36.00	\$43.00	\$51.00
Evaporative Cooling		\$5.00	\$6.00	\$8.00	\$10.00	\$13.00	\$15.00
<b>Water Heating</b>							
a. Natural Gas		\$13.00	\$15.00	\$21.00	\$30.00	\$36.00	\$43.00
b. Bottle Gas/Propane		\$22.00	\$25.00	\$35.00	\$47.00	\$60.00	\$70.00
c. Electric		\$30.00	\$35.00	\$45.00	\$55.00	\$65.00	\$74.00
d. Oil							
<b>Water, Sewer, Trash Collection</b>							
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>		\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>							
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>							
Natural Gas Charge \$-3.99 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost			
To be used by the family to compute allowance. <i>Complete below for the actual unit rented</i>		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
		Water		\$			
		Sewer		\$			
Address of Unit		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
		Other		\$			
Number of Bedrooms		Total		\$			



# Utility Allowance Schedule

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

OMB Approval  
No. 25577-0169  
exp.7/31/2022

See Public Reporting and Instructions on back.

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

Date (11/01/2022):

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Row House/Townhouse/Semi-Detached/Duplex</b>				
Utility or Service: <b>Colusa County</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas	\$41.00	\$49.00	\$53.00	\$60.00	\$64.00	\$70.00
b. Bottle Gas/Propane	\$66.00	\$79.00	\$85.00	\$98.00	\$104.00	\$114.00
c. Electric	\$44.00	\$52.00	\$64.00	\$76.00	\$87.00	\$99.00
d. Electric Heat Pump	\$32.00	\$37.00	\$44.00	\$50.00	\$55.00	\$61.00
e. Oil						
<b>Cooking</b>						
a. Natural Gas	\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric	\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$55.00	\$66.00	\$94.00	\$124.00	\$159.00	\$195.00
Air Conditioning	\$17.00	\$20.00	\$34.00	\$48.00	\$62.00	\$76.00
Evaporative Cooling	\$5.00	\$6.00	\$10.00	\$14.00	\$18.00	\$22.00
<b>Water Heating</b>						
a. Natural Gas	\$17.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
b. Bottle Gas/Propane	\$28.00	\$32.00	\$44.00	\$60.00	\$73.00	\$85.00
c. Electric	\$38.00	\$44.00	\$56.00	\$69.00	\$81.00	\$93.00
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
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>	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost		
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i> Name of Family  Address of Unit  Number of Bedrooms		Heating		\$		
		Cooking		\$		
		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
		Total		\$		



# Utility Allowance Schedule

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

OMB Approval  
No. 25577-0169  
exp.7/31/2022

See Public Reporting and Instructions on back.

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

Date (11/01/2022):

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Detached House/Mobile Home</b>				
Utility or Service: <b>Colusa County</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas	\$45.00	\$51.00	\$58.00	\$64.00	\$70.00	\$77.00
b. Bottle Gas/Propane	\$73.00	\$82.00	\$92.00	\$104.00	\$114.00	\$123.00
c. Electric	\$63.00	\$75.00	\$85.00	\$96.00	\$109.00	\$123.00
d. Electric Heat Pump	\$37.00	\$44.00	\$52.00	\$58.00	\$65.00	\$71.00
e. Oil						
<b>Cooking</b>						
a. Natural Gas	\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric	\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$65.00	\$78.00	\$110.00	\$150.00	\$191.00	\$233.00
Air Conditioning	\$13.00	\$15.00	\$35.00	\$54.00	\$74.00	\$93.00
Evaporative Cooling	\$4.00	\$4.00	\$10.00	\$16.00	\$21.00	\$27.00
<b>Water Heating</b>						
a. Natural Gas	\$17.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
b. Bottle Gas/Propane	\$28.00	\$32.00	\$44.00	\$60.00	\$73.00	\$85.00
c. Electric	\$38.00	\$44.00	\$56.00	\$69.00	\$81.00	\$93.00
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
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>	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>				Utility or Service		per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$
				Cooking		\$
Name of Family				Other Electric		\$
				Air Conditioning		\$
				Water Heating		\$
				Water		\$
				Sewer		\$
Address of Unit				Trash Collection		\$
				Range / Microwave		\$
				Refrigerator		\$
				Other		\$
				Other		\$
Number of Bedrooms				Other		\$
				Total		\$



# Utility Allowance Schedule

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

OMB Approval  
No. 25577-0169  
exp.7/31/2022

See Public Reporting and Instructions on back.

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

Date (mm/dd/yyyy): 11/1/2022

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Apartment</b>				
Utility or Service: <b>City of Live Oak</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas	\$30.00	\$36.00	\$41.00	\$45.00	\$49.00	\$53.00
b. Bottle Gas/Propane	\$47.00	\$60.00	\$66.00	\$73.00	\$79.00	\$85.00
c. Electric	\$30.00	\$35.00	\$45.00	\$55.00	\$64.00	\$74.00
d. Electric Heat Pump	\$26.00	\$31.00	\$37.00	\$41.00	\$45.00	\$50.00
e. Oil						
<b>Cooking</b>						
a. Natural Gas	\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric	\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$42.00	\$51.00	\$73.00	\$96.00	\$118.00	\$146.00
Air Conditioning	\$17.00	\$20.00	\$28.00	\$36.00	\$43.00	\$51.00
Evaporative Cooling	\$5.00	\$6.00	\$8.00	\$10.00	\$13.00	\$15.00
<b>Water Heating</b>						
a. Natural Gas	\$13.00	\$15.00	\$21.00	\$30.00	\$36.00	\$43.00
b. Bottle Gas/Propane	\$22.00	\$25.00	\$35.00	\$47.00	\$60.00	\$70.00
c. Electric	\$30.00	\$35.00	\$45.00	\$55.00	\$65.00	\$74.00
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
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> )	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family  Address of Unit  Number of Bedrooms		Heating		\$		
		Cooking		\$		
		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
		Total		\$		



# Utility Allowance Schedule

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

OMB Approval  
No. 25577-0169  
exp.7/31/2022

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

Date (mm/dd/yyyy): 11/1/2022

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Row House/Townhouse/Semi-Detached/Duplex</b>				
Utility or Service: <b>City of Live Oak</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas	\$41.00	\$49.00	\$53.00	\$60.00	\$64.00	\$70.00
b. Bottle Gas/Propane	\$66.00	\$79.00	\$85.00	\$98.00	\$104.00	\$114.00
c. Electric	\$44.00	\$52.00	\$64.00	\$76.00	\$87.00	\$99.00
d. Electric Heat Pump	\$32.00	\$37.00	\$44.00	\$50.00	\$55.00	\$61.00
e. Oil						
<b>Cooking</b>						
a. Natural Gas	\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric	\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$55.00	\$66.00	\$94.00	\$124.00	\$159.00	\$195.00
Air Conditioning	\$17.00	\$20.00	\$34.00	\$48.00	\$62.00	\$76.00
Evaporative Cooling	\$5.00	\$6.00	\$10.00	\$14.00	\$18.00	\$22.00
<b>Water Heating</b>						
a. Natural Gas	\$17.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
b. Bottle Gas/Propane	\$28.00	\$32.00	\$44.00	\$60.00	\$73.00	\$85.00
c. Electric	\$38.00	\$44.00	\$56.00	\$69.00	\$81.00	\$93.00
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
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>	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>				Utility or Service		per month cost
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>				Heating		\$
				Cooking		\$
Name of Family				Other Electric		\$
				Air Conditioning		\$
Address of Unit				Water Heating		\$
				Water		\$
Number of Bedrooms				Sewer		\$
				Trash Collection		\$
				Range / Microwave		\$
				Refrigerator		\$
				Other		\$
				Other		\$
				<b>Total</b>		<b>\$</b>



# Utility Allowance Schedule

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

OMB Approval  
No. 25577-0169  
exp.7/31/2022

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

Date (mm/dd/yyyy): 11/1/2022

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Detached House/Mobile Home</b>				
Utility or Service: <b>City of Live Oak</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas	\$45.00	\$51.00	\$58.00	\$64.00	\$70.00	\$77.00
b. Bottle Gas/Propane	\$73.00	\$82.00	\$92.00	\$104.00	\$114.00	\$123.00
c. Electric	\$63.00	\$75.00	\$85.00	\$96.00	\$109.00	\$123.00
d. Electric Heat Pump	\$37.00	\$44.00	\$52.00	\$58.00	\$65.00	\$71.00
e. Oil						
<b>Cooking</b>						
a. Natural Gas	\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric	\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$65.00	\$78.00	\$110.00	\$150.00	\$191.00	\$233.00
Air Conditioning	\$13.00	\$15.00	\$35.00	\$54.00	\$74.00	\$93.00
Evaporative Cooling	\$4.00	\$4.00	\$10.00	\$16.00	\$21.00	\$27.00
<b>Water Heating</b>						
a. Natural Gas	\$17.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
b. Bottle Gas/Propane	\$28.00	\$32.00	\$44.00	\$60.00	\$73.00	\$85.00
c. Electric	\$38.00	\$44.00	\$56.00	\$69.00	\$81.00	\$93.00
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
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> )	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost		
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



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

Date (mm/dd/yyyy): 11/1/2022

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Apartment</b>				
Utility or Service: <b>Sutter County</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas	\$30.00	\$36.00	\$41.00	\$45.00	\$49.00	\$53.00
b. Bottle Gas/Propane	\$47.00	\$60.00	\$66.00	\$73.00	\$79.00	\$85.00
c. Electric	\$30.00	\$35.00	\$45.00	\$55.00	\$64.00	\$74.00
d. Electric Heat Pump	\$26.00	\$31.00	\$37.00	\$41.00	\$45.00	\$50.00
e. Oil						
<b>Cooking</b>						
a. Natural Gas	\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric	\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$42.00	\$51.00	\$73.00	\$96.00	\$118.00	\$146.00
Air Conditioning	\$17.00	\$20.00	\$28.00	\$36.00	\$43.00	\$51.00
Evaporative Cooling	\$5.00	\$6.00	\$8.00	\$10.00	\$13.00	\$15.00
<b>Water Heating</b>						
a. Natural Gas	\$13.00	\$15.00	\$21.00	\$30.00	\$36.00	\$43.00
b. Bottle Gas/Propane	\$22.00	\$25.00	\$35.00	\$47.00	\$60.00	\$70.00
c. Electric	\$30.00	\$35.00	\$45.00	\$55.00	\$65.00	\$74.00
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
Water ( <i>Yuba City</i> )	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00
Sewer ( <i>Yuba City</i> )	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00
Trash Collection ( <i>Recology</i> )	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family  Address of Unit  Number of Bedrooms		Heating		\$		
		Cooking		\$		
		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
Other		\$				
Other		\$				
Total		\$				





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

Date (mm/dd/yyyy): 11/1/2022

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Row House/Townhouse/Semi-Detached/Duplex</b>				
Utility or Service: <b>Sutter County</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas	\$41.00	\$49.00	\$53.00	\$60.00	\$64.00	\$70.00
b. Bottle Gas/Propane	\$66.00	\$79.00	\$85.00	\$98.00	\$104.00	\$114.00
c. Electric	\$44.00	\$52.00	\$64.00	\$76.00	\$87.00	\$99.00
d. Electric Heat Pump	\$32.00	\$37.00	\$44.00	\$50.00	\$55.00	\$61.00
e. Oil						
<b>Cooking</b>						
a. Natural Gas	\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric	\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$55.00	\$66.00	\$94.00	\$124.00	\$159.00	\$195.00
Air Conditioning	\$17.00	\$20.00	\$34.00	\$48.00	\$62.00	\$76.00
Evaporative Cooling	\$5.00	\$6.00	\$10.00	\$14.00	\$18.00	\$22.00
<b>Water Heating</b>						
a. Natural Gas	\$17.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
b. Bottle Gas/Propane	\$28.00	\$32.00	\$44.00	\$60.00	\$73.00	\$85.00
c. Electric	\$38.00	\$44.00	\$56.00	\$69.00	\$81.00	\$93.00
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
Water ( <i>Yuba City</i> )	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00
Sewer ( <i>Yuba City</i> )	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00
Trash Collection ( <i>Recology</i> )	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family  Address of Unit  Number of Bedrooms		Heating		\$		
		Cooking		\$		
		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
		Total		\$		



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

Date (mm/dd/yyyy): 11/1/2022

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Detached House/Mobile Home</b>				
Utility or Service: <b>Sutter County</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas	\$45.00	\$51.00	\$58.00	\$64.00	\$70.00	\$77.00
b. Bottle Gas/Propane	\$73.00	\$82.00	\$92.00	\$104.00	\$114.00	\$123.00
c. Electric	\$63.00	\$75.00	\$85.00	\$96.00	\$109.00	\$123.00
d. Electric Heat Pump	\$37.00	\$44.00	\$52.00	\$58.00	\$65.00	\$71.00
e. Oil						
<b>Cooking</b>						
a. Natural Gas	\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric	\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$65.00	\$78.00	\$110.00	\$150.00	\$191.00	\$233.00
Air Conditioning	\$13.00	\$15.00	\$35.00	\$54.00	\$74.00	\$93.00
Evaporative Cooling	\$4.00	\$4.00	\$10.00	\$16.00	\$21.00	\$27.00
<b>Water Heating</b>						
a. Natural Gas	\$17.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
b. Bottle Gas/Propane	\$28.00	\$32.00	\$44.00	\$60.00	\$73.00	\$85.00
c. Electric	\$38.00	\$44.00	\$56.00	\$69.00	\$81.00	\$93.00
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
Water ( <i>Yuba City</i> )	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00	\$38.00
Sewer ( <i>Yuba City</i> )	\$57.00	\$57.00	\$57.00	\$57.00	\$57.00	\$57.00
Trash Collection ( <i>Recology</i> )	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost		
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
		Sewer		\$		
Address of Unit		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



# Utility Allowance Schedule

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

OMB Approval  
No. 25577-0169  
exp.7/31/2022

See Public Reporting and Instructions on back.

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

Date (mm/dd/yyyy): 11/1/2022

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Apartment</b>					
Utility or Service: <b>Yuba County</b>		<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
		Monthly Dollar Allowances					
<b>Heating</b>							
a. Natural Gas		\$30.00	\$36.00	\$41.00	\$45.00	\$49.00	\$53.00
b. Bottle Gas/Propane		\$47.00	\$60.00	\$66.00	\$73.00	\$79.00	\$85.00
c. Electric		\$30.00	\$35.00	\$45.00	\$55.00	\$64.00	\$74.00
d. Electric Heat Pump		\$26.00	\$31.00	\$37.00	\$41.00	\$45.00	\$50.00
e. Oil							
<b>Cooking</b>							
a. Natural Gas		\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane		\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric		\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>							
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>		\$42.00	\$51.00	\$73.00	\$96.00	\$118.00	\$146.00
Air Conditioning		\$17.00	\$20.00	\$28.00	\$36.00	\$43.00	\$51.00
Evaporative Cooling		\$6.00	\$7.00	\$9.00	\$11.00	\$14.00	\$16.00
<b>Water Heating</b>							
a. Natural Gas		\$13.00	\$15.00	\$21.00	\$30.00	\$36.00	\$43.00
b. Bottle Gas/Propane		\$22.00	\$25.00	\$35.00	\$47.00	\$60.00	\$70.00
c. Electric		\$30.00	\$35.00	\$45.00	\$55.00	\$65.00	\$74.00
d. Oil							
<b>Water, Sewer, Trash Collection</b>							
Water <i>(CA Water Service)</i>		\$42.00	\$43.00	\$49.00	\$58.00	\$66.00	\$74.00
Sewer <i>(Utility Management Services)</i>		\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
Trash Collection <i>(Recology)</i>		\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>							
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>							
Natural Gas Charge \$-3.99 (California Climate Credit)		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
Name of Family		Cooking		\$			
		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
Address of Unit		Water		\$			
		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
Number of Bedrooms		Other		\$			
		Total		\$			



# 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. 25577-0169  
exp.7/31/2022

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

Date (mm/dd/yyyy): 11/1/2022

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Row House/Townhouse/Semi-Detached/Duplex</b>				
Utility or Service: <b>Yuba County</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas	\$41.00	\$49.00	\$53.00	\$60.00	\$64.00	\$70.00
b. Bottle Gas/Propane	\$66.00	\$79.00	\$85.00	\$98.00	\$104.00	\$114.00
c. Electric	\$44.00	\$52.00	\$64.00	\$76.00	\$87.00	\$99.00
d. Electric Heat Pump	\$32.00	\$37.00	\$44.00	\$50.00	\$55.00	\$61.00
e. Oil						
<b>Cooking</b>						
a. Natural Gas	\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric	\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$55.00	\$66.00	\$94.00	\$124.00	\$159.00	\$195.00
Air Conditioning	\$17.00	\$20.00	\$34.00	\$48.00	\$62.00	\$76.00
Evaporative Cooling	\$5.00	\$6.00	\$11.00	\$15.00	\$20.00	\$24.00
<b>Water Heating</b>						
a. Natural Gas	\$17.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
b. Bottle Gas/Propane	\$28.00	\$32.00	\$44.00	\$60.00	\$73.00	\$85.00
c. Electric	\$38.00	\$44.00	\$56.00	\$69.00	\$81.00	\$93.00
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
Water <i>(CA Water Service)</i>	\$42.00	\$43.00	\$49.00	\$58.00	\$66.00	\$74.00
Sewer <i>(Utility Management Services)</i>	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
Trash Collection <i>(Recology)</i>	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
Name of Family		Cooking		\$		
Address of Unit		Other Electric		\$		
		Air Conditioning		\$		
Number of Bedrooms		Water Heating		\$		
		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
		Total		\$		



# Utility Allowance Schedule

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

OMB Approval  
No. 25577-0169  
exp.7/31/2022

See Public Reporting and Instructions on back.

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

Date (mm/dd/yyyy): 11/1/2022

Locality: <b>Regional Housing Authority, CA</b>		Unit Type: <b>Detached House/Mobile Home</b>				
Utility or Service: <b>Yuba County</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
a. Natural Gas	\$45.00	\$51.00	\$58.00	\$64.00	\$70.00	\$77.00
b. Bottle Gas/Propane	\$73.00	\$82.00	\$92.00	\$104.00	\$114.00	\$123.00
c. Electric	\$63.00	\$75.00	\$85.00	\$96.00	\$109.00	\$123.00
d. Electric Heat Pump	\$37.00	\$44.00	\$52.00	\$58.00	\$65.00	\$71.00
e. Oil						
<b>Cooking</b>						
a. Natural Gas	\$6.00	\$6.00	\$11.00	\$13.00	\$17.00	\$19.00
b. Bottle Gas/Propane	\$9.00	\$9.00	\$16.00	\$22.00	\$28.00	\$32.00
c. Electric	\$13.00	\$15.00	\$22.00	\$29.00	\$36.00	\$42.00
<b>Other Electric &amp; Cooling</b>						
Other Electric (Lights & Appliances) <i>(Includes Climate Credit)</i>	\$65.00	\$78.00	\$110.00	\$150.00	\$191.00	\$233.00
Air Conditioning	\$13.00	\$15.00	\$35.00	\$54.00	\$74.00	\$93.00
Evaporative Cooling	\$4.00	\$5.00	\$11.00	\$17.00	\$23.00	\$30.00
<b>Water Heating</b>						
a. Natural Gas	\$17.00	\$19.00	\$28.00	\$36.00	\$45.00	\$53.00
b. Bottle Gas/Propane	\$28.00	\$32.00	\$44.00	\$60.00	\$73.00	\$85.00
c. Electric	\$38.00	\$44.00	\$56.00	\$69.00	\$81.00	\$93.00
d. Oil						
<b>Water, Sewer, Trash Collection</b>						
Water <i>(CA Water Service)</i>	\$42.00	\$43.00	\$49.00	\$58.00	\$66.00	\$74.00
Sewer <i>(Utility Management Services)</i>	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
Trash Collection <i>(Recology)</i>	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00	\$31.00
<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$-3.99 (California Climate Credit)	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
<b>Actual Family Allowances</b>		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
Address of Unit		Water Heating		\$		
		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
Number of Bedrooms		Other		\$		
		Total		\$		





# REGIONAL HOUSING AUTHORITY

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

1455 Butte House Road • Yuba City, CA 95993

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

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

## RESOLUTION 22-1763

### RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING LOW INCOME HOUSING COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$2,669.54

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

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

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

WHEREAS, Exhibit A provides a list of uncollectible accounts for the period ending September 30, 2022 and is made a part of this resolution;

BE IT THEREFORE RESOLVED that the Board of Commissioners of the Regional Housing Authority authorizes the Executive Director to write-off as collection losses the tenant receivables listed on Exhibit A totaling \$2,669.54.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 21<sup>st</sup> day of September 2022 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

\_\_\_\_\_  
Marc Boomgaarden,  
Chairperson

**Public Housing  
Collection Loss Write Off  
Period: September 2022**

<u>Tenant</u>	<u>Property</u>	<u>Address</u>	<u>Date</u>	<u>Move In</u>	<u>Move Out</u>	<u>Monthly Rent</u>	<u>Rent Owed</u>	<u>Late Fee's</u>	<u>Damages</u>	<u>Solar</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
T0018078	PH-Rich	425 Atwood Drive	11/14/19	06/14/22		\$ -	\$ -	\$ -	\$ 1,517.75	\$ -	\$ -	\$ 1,517.75	No
T0006360	PH-Rich	357 John Tee Drive	01/20/15	06/21/22		\$ -	\$ -	\$ -	\$ 279.13	\$ 38.24	\$ -	\$ 317.37	No
T0020148	PH-Rich	303 Bernard Drive	04/17/20	07/31/22		\$ -	\$ -	\$ -	\$ 834.42	\$ -	\$ -	\$ 834.42	No
												<b>\$ 2,669.54 Total Write Off</b>	

P  
9/12/22

Deceased \*

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

Exhibit A



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

## RESOLUTION 22-1764

### A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING HOMES2FAMILIES COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$1,664.80

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 September 30, 2022 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 \$1,664.80.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 21<sup>st</sup> day of September 2022 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

\_\_\_\_\_  
Marc Boomgaarden,  
Chairperson

(SEAL)



Homes2Families  
Collection Loss Write Off  
Period: September 2022

<u>Tenant</u>	<u>Property</u>	<u>Address</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>								
T0007020	hsf	545 Laurel Drive	10//27/15	11/09/20	\$ 1,200.00	\$ -	\$ -	\$ 1,664.80	-	\$ -	\$ 1,664.80	No
					\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	No
											\$ 1,664.80	Total Write Off

9/11/22  
C

Deceased \*

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

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

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www.RegionalHA.org

## RESOLUTION 22-1765

### RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$6,504.70

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 September 30, 2022 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 \$6,504.70.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed, and adopted this 21<sup>st</sup> day of September 2022 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST: \_\_\_\_\_

Marc Boomgaarden,  
Chairperson

(SEAL)

**USDA**  
**Collection Loss Write Off**  
**Period: September 2022**

Tenant	Property	Address	Move In	Date	Move Out	Monthly Rent	Rent Owed	Late Fee's	Damages	Solar	Legal Fee's	Total Owed	Payback Agreement
T0027752	RD	420 Miles Avenue #6	01/11/22	07/05/22	\$ 281.00	\$ -	\$ -	\$ 376.00	\$ 33.98	\$ -	\$ -	\$ 409.98	No
T0005767	RD	420 Miles Avenue #2	09/25/14	07/12/22	\$ 621.00	\$ 1,672.71	\$ -	\$ 4,028.10	\$ 393.91	\$ -	\$ -	\$ 6,094.72	<i>9/12/22</i>
												\$ -	No
												\$ 6,504.70	Total Write Off

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

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

Deceased \*

Exhibit A



# REGIONAL HOUSING AUTHORITY

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

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## RESOLUTION 22-1766

### A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY AUTHORIZING KINGWOOD COMMONS APARTMENTS COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF \$8,428.53

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 September 30, 2022 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 \$8,428.53.

This Resolution is to take effect immediately.

This Resolution is presented at the Regular Meeting of the Board of Commissioners, passed and adopted this 21<sup>st</sup> day of September 2022 by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

ATTEST:

\_\_\_\_\_  
Marc Boomgaarden,  
Chairperson

(SEAL)

Kingwood Commons  
 1340 Gray Avenue, Yuba City  
 Collection Loss Write Off  
 Period: September 2022

<u>Tenant</u>	<u>Apartment</u>	<u>Date</u>	<u>Move In</u>	<u>Move Out</u>	<u>Monthly Rent</u>	<u>Rent Owed</u>	<u>Late Fee's</u>	<u>Damages</u>	<u>Solar</u>	<u>Legal Fee's</u>	<u>Total Owed</u>	<u>Payback Agreement</u>
T0001708	48	07/07/14	07/05/22		\$ 759.00	\$ -	\$ -	\$ 3,521.97	\$ -	\$ -	\$ 3,521.97	No
T0024234	61	11/03/20	06/07/22		\$ 1,450.00	\$ 1,900.93	\$ -	\$ 1,959.00	\$ 84.23	\$ 962.40	\$ 4,906.56	No
						\$ 1,900.93	\$ -	\$ 5,480.97	\$ 84.23	\$ 962.40	\$ 8,428.53	Total Write Off

*R*  
*9/11/22*

Deceased \*

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

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

Exhibit A



# REGIONAL HOUSING AUTHORITY

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

1455 Butte House Road • Yuba City, CA 95993

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

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

## RESOLUTION 22-1767

### A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY IN LOVING MEMORY OF MARTHA A. LUNDGREN

WHEREAS, Martha A. Lundgren began her tenure with the Regional Housing Authority on February 14, 2011, as an Accounting Assistant; and

WHEREAS, she brought with her a vast knowledge of accounting principles; and

WHEREAS, she was diligent and faithful to the public trust reposed on her, to the discharge of her responsibilities and in the fulfillment of her duties with the Regional Housing Authority;

WHEREAS, the passing of Martha A. Lundgren, a great employee, co-worker, and friend has caused a deep void of sadness at the Regional Housing Authority; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Regional Housing Authority hereby honors Martha A. Lundgren upon her death and departure from the position of Accounting Assistant and that her dedicated actions during her employment be recognized and commended.

**This Resolution was moved and approved at the Regular meeting of the Board of Commissioners this 21<sup>st</sup> day of September 2022 as the Board conveys their gratitude and respect for Martha A. Lundgren.**

AYES:

NAYS:

ABSTAINED:

ABSENT:

---

Chairperson, Marc Boomgaarden



**REGIONAL HOUSING AUTHORITY  
STAFF REPORT**

**Date:** September 21, 2022  
**To:** Board of Commissioners  
**From:** Gustavo Becerra, Executive Director

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**SUBJECT:** Surplus Land Notice from Williams Unified School District – 1500 E Street, Williams, CA 95978, APN: 005-201-032

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**Background**

The Williams Unified School District (“District”) on July 25, 2022, issued the attached notice of intent to sell surplus land pursuant to Education Code section 17387 et seq. The five-acre parcel is zoned Urban Residential High-Density (R-U HD), which is appropriate for multi-family development. For the most part, the land is vacant with the exception of an existing 3,500 square foot single-family dwelling that is also vacant. The County’s intent is to work with a local non-profit service provider for use of the single-family home, for community services, therefore subdividing the parcel if acquired, leaving approximately four acres for a multi-family development.

Additionally, the parcel is located in the State’s Highest Resource Area, of the Opportunity Map System. This designation is beneficial when applying for a variety of funding sources for affordable multi-family development, as it results in bonus scoring when financing applications are rated and ranked.

In partnership and collaboration with the County of Colusa, the County has identified funding, subject to the County Board of Supervisors’ approval, and subject to the State’s Department of Housing & Community Development approval to allow the County to use Program Income from the Community Development Block Grant as an eligible use for land acquisition for an affordable multi-family development.

Therefore, it is Regional Housing Authority’s intent to submit the attached letter of interest in acquiring the land by the District’s deadline, in partnership with the County of Colusa. Negotiations with the District are conditioned on the County receiving the necessary funding approvals and conditioned on the Board of Commissioners authorizing such interest. Whether the buyer will be the County or Regional Housing Authority will be determined by the State’s conditions of funding approval. If the letter of interest is accepted by the District, and it is determined that the buyer will be Regional Housing Authority, the appropriate Government Code agenda items will be publicly noticed for future Board of Commissioner meetings during the negotiating and acquisition process.

**Recommendation**

Pursuant to the District’s notice of declared surplus property dated July 25, 2022, staff recommends that Regional Housing Authority’s Board of Commissioners approve the submission of the attached letter of interest to the Williams Unified School District by the published deadline and authorize the Executive Director to execute such letter.

Prepared and 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](http://www.RegionalHA.org)

September 21, 2022

Sandra Ayon, Ed.D.  
Superintendent, Williams Unified School District  
P.O. Box 7, 260 11<sup>th</sup> Street  
Williams, CA 95987

Ms. Ayon,

The Regional Housing Authority wishes to submit this letter of interest for acquisition of the District's property located at 1500 E Street, Williams, CA 95987, APN 005-201-032, for the purposes of developing affordable housing.

The Regional Housing Authority is working in partnership and collaboration with the County of Colusa for this potential acquisition. The County is in the process of seeking approval from the State for authorization to use existing Community Development Block Grant Program Income as a source of funding for the acquisition.

Therefore, this letter of interest is conditional on the County receiving such authorization from the State, as referenced above. Additionally, it has not been determined if the buyer will be Regional Housing Authority or the County of Colusa. That will depend on the conditions from the State on the funding source approval.

We look forward to working with the Williams Unified School District on this potential acquisition. If you have any questions or need any additional information, please feel free to contact me at [g.becerra@regionalha.org](mailto:g.becerra@regionalha.org), or at 530-671-0220 extension 113.

Sincerely,

Gustavo Becerra  
Executive Director



# WILLIAMS UNIFIED SCHOOL DISTRICT

SANDRA AYÓN, Ed.D., SUPERINTENDENT

“Offering Choices to Strengthen Our Voices”

P.O. Box 7, 260 11th Street, Williams, California 95987

Phone 530-473-2550 Fax 530-473-5894 [www.williamsusd.net](http://www.williamsusd.net)

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July 25, 2022

*Sent by Certified Mail*

Regional Housing Authority for Sutter, Yuba, Colusa, & Nevada Counties  
1455 Butte House Road  
Yuba City, CA 95993

RECEIVED  
JUL 28 2022  
RHA

To Whom It May Concern:

The Williams Unified School District (“District”) intends to sell the following property (“Property”), which the District’s Board of Trustees previously declared surplus pursuant to Education Code section 17387 *et seq.*:

- 5-acre parcel located at 1500 E Street, Williams, CA 95987 and identified by APN 005-201-032.

The District hereby notifies your agency that the District intends to sell the Property in accordance with the requirements of, and following the procedures established in, Education Code section 17464.

Please inform the District, in writing, within 60 days of the date of this letter if your agency has an interest in acquiring the Property. Notification should be directed to Sandra Ayón, Superintendent, Williams Unified School District, 260 11th Street, Williams, California 95987. Failure to respond by the stated deadline will operate as a waiver of your right to enter into negotiations.

The District is simultaneously soliciting interest from other entities and your response will be considered according to the statutorily established order of priority. Additionally, the District’s acceptance of an offer, if any, will be contingent on the parties agreeing to a mutually agreeable price and terms of sale, which may be determined by law. The District intends to sell the Property in accordance with the requirements of, and following the procedures established in, all applicable laws.

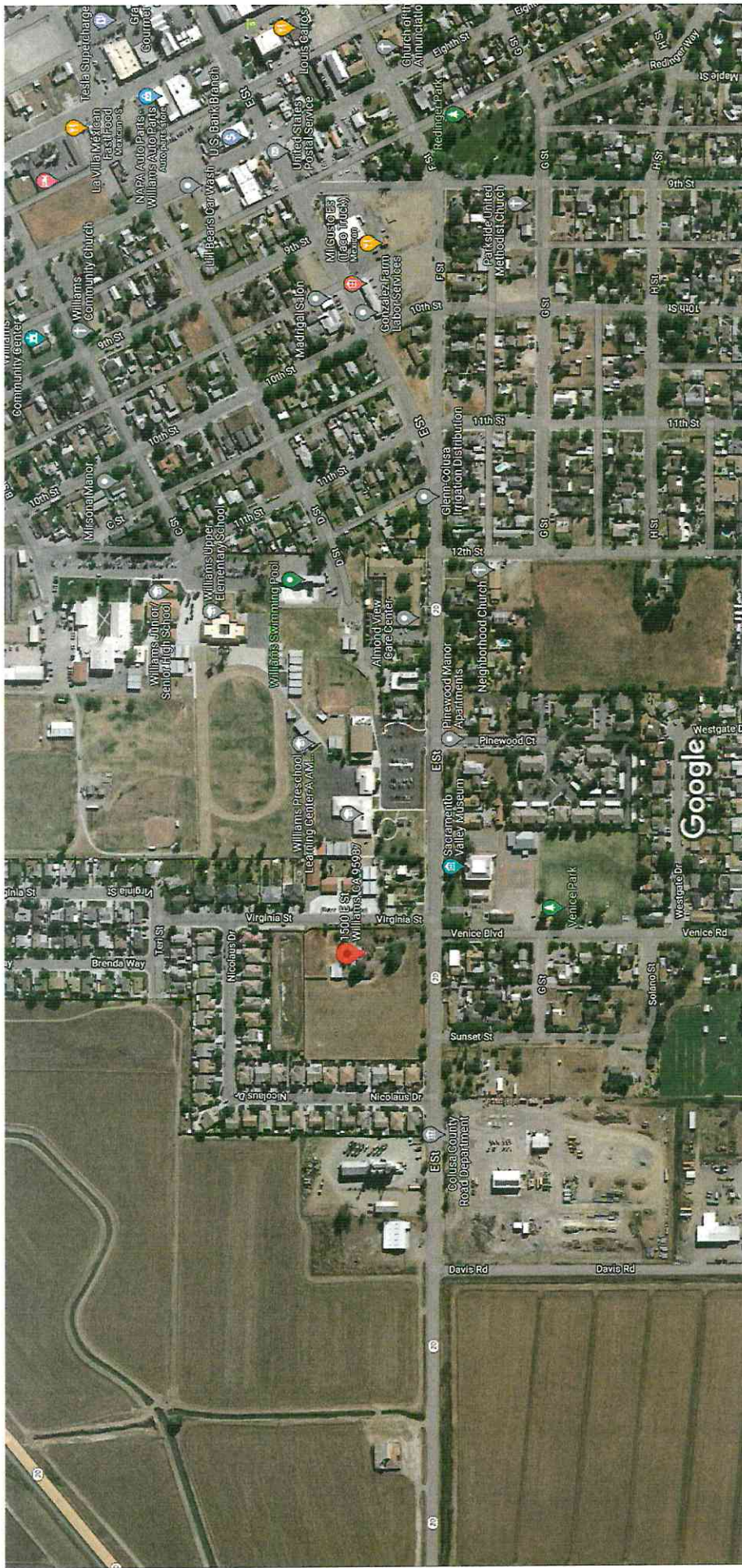
Thank you,



Sandra Ayón, Ed.D.  
Superintendent, Williams Unified School District



Google Maps 1500 E St



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 200 ft